Karen Johnson Davidson County
Batch# 548227 DEEDWARR
01/06/2021 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20210106-0002779

Name and Address of New Owner:
Bahi Taiab
7384 Maroney Drive
Nashville TN 37013

Send Tax Bills To: SWBC
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 164-04-0C-19.00C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fareed Youssef and Eman Saad, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bahi Taiab a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 19, on the plan of Final Plat Hamilton Run, Phase 2, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South/Craighead Joint Ventures, a Tennessee Joint Venture, by Warranty Deed from Giacchino Spiezio and wife, Elizabeth Spiezio, dated September 1, 2015 and recorded September 10, 2015, of record in Instrument No. 20150910-0092100, Register's Office for Davidson County, Tennessee. Being further conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Ole South/Craighead Joint Ventures, a Tennessee Joint Venture, dated August 20, 2019 and recorded September 27, 2019, of record in Instrument No. 20190927-0098509, Register's Office for Davidson County, Tennessee. Being further conveyed to Fareed Youssef and Eman Saad, husband and wife by Deed dated December 20, 2019 from Ole South Properties, Inc., a Tennessee Corporation, recorded December 30, 2019, in Instrument Number 20191230-0134243, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of December, 2020.

Fareed Youssef (SEAL)
Fareed Youssef

Eman Saad (SEAL)
Eman Saad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of December, 2020, before me personally appeared Fareed Youssef and Eman Saad, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of December, 2020.

Notary Signature
My commission expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of December, 2020.

Notary Public
My commission expires:_____
File No. 2020-111

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY