Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2021

Notary Public
My commission expires: _____

Karen Johnson Davidson County
Batch# 553020 DEEDWARR
01/12/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20210112-0005602

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ahmed Ighbareya<br>1423 Pleasant Hill Rd<br>Nashville, TN 37214 | Same as New Owner | 081-07-0-163.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gilbert Mana and wife Andrea Mana,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ahmed M. Ighbareya,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the rear of southerly portion of Lot No. 65 on the plan of the George Shields Second Addition to North Nashville, a plan of which is of record in Book 57, page 146, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeast corner of said Lot No. 65, and running thence westerly along the northerly margin of an alley in the rear of said Lot No. 65, 99.9 feet to the east line of Lot No. 64 in said plan, thence northerly, along the said east line of Lot No. 64, 32 feet, more or less, to a point, and thence easterly and parallel with and 32 feet from said northerly margin of said alley, 99.9 feet more or less, to a point in the westerly margin of Salem Street, now 18th Avenue North, to the point of beginning. (Said tract is now along street named Dr. D. B. Todd, Jr. Blvd.)

Being the same property conveyed to Gilbert Mana and Andrea Mana, husband and wife, by Warranty Deed from Tennessee Regional Holding, LLC, a Tennessee limited liabilty company, dated November 22, 2019 of record as Instrument No. 20191126-0122062, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1907 Dr DB Todd Jr Blvd, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 5th day of January, 2021.

Gilbert Mana

Andrea Mana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gilbert Mana and Andrea Mana,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of January, 2021.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2020116871

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY