Karen Johnson Davidson County
Batch# 557559 DEEDWARR
01/20/2021 01:33:12 PM 2 pgs
Fees: $13.00 Taxes: $743.70

20210120-0008687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Pleasants	New Owner	162-12B-1120
(NAME) 1345 Bell Road, Unit 315	(NAME)	
(ADDRESS) Nashville TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHRAF SAMI TORKY AND NASHWA EID, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIO PLEASANTS, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of building number 4-D, a horizontal property regime, Phase 1, Villas at Belle Parke, Bell Road, according to plat and survey of same appearing of record in Instrument No. 20020913-0111601, and Instrument No. 20020722-0087814, and as defined in the master deed of record in Instrument No. 20020911-0110959 as amended in Instrument No. 20021025-0130922, of the Register Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Ashraf Sami Torky, Trustee of The Ashraf Sami Torky Trust by Deed dated March 7, 2014 from Nashwa Eid, married, recorded March 11, 2014, in Instrument Number 201403110020289, in the Official Records of Davidson County, Tennessee.

Further being conveyed to Nashwa Eid and Ashraf Sami Torky, wife and husband by Quitclaim Deed from Ashraf Sami Torky, Trustee of The Ashraf Sami Torky Trust dated January 20, 2021, and recorded on 1-20-21, in Instrument No. 20210120-0008686 in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #17419

This *Improved* property is commonly known as: 1345 Bell Road, Unit 315, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 14 day of January, 2021

Nashwa Eid
Nashwa Eid

Ashraf Sami Torky
Ashraf Sami Torky

STATE OF WASHINGTON
COUNTY OF KING

On this 14th day of January, 2021, before me personally appeared Nashwa Eid, and Ashraf Sami Torky, to me ~~known~~ by PROVEN 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 14th day of January, 2021.

Desiree A York
Notary Signature DESIREE A YORK
My commission expires: 11/15/24
KING COUNTY

DESIREE A YORK
Notary Public
State of Washington
License Number 162798
My Commission Expires
November 15, 2024