Name and Address of New Owner:
Brenda Jones
2729 Smith Springs Road
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 566376 DEEDWARR
02/03/2021 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $906.13
20210203-0015331

Send Tax Bills To:
Brenda Nicole Jones
2729 Smith Springs Road
Nashville TN 37217

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

Map & Parcel No: 136-09-0A-003.00-C

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, **Sam Ghali**, married, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brenda Nicole Jones, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium in Davidson County, Tennessee, being Unit No. 65A on the condominium site plan Exhibit A, Spring View Townhomes, of record in Book 6349, page 463, Register's Office for said County, to which plan and record hereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Kim Marie Padula by Warranty Deed from November 11, 1991 and recorded November 18, 1991, of record in Book 8487, page 927, Register's Office for Davidson County, Tennessee. Being further conveyed to Sam Ghali by Deed dated August 3, 2020 from Kim Marie Padula, recorded August 10, 2020, in Instrument Number 20200810-0088521, in the Official Records of Davidson County, Tennessee.

The above described property is not and has never been the primary residence of the Grantor or their spouse.

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 1st day of February, 2021.

(SEAL)
Sam Ghali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2021, before me personally appeared Sam Ghali, 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 1st day of February, 2021.

Notary Signature
My commission expires:
1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $244,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Nicole Jones
(Affiant)

Sworn to and subscribed before me this
1st day of February, 2021.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11/08/2022
File No. 2020-130

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022