Karen Johnson Davidson County
Batch# 567662 DEEDWARR
02/03/2021 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $813.63
20210203-0015936

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
MOHSSIN MOSAD NAGAT ENDROUS 4620 Billingsgate Road Nashville, Tennessee 37013	US Bank 4801 Frederica St. Owensboro, KY 42301	149-01-0B-111.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHELBY ANDERSON AND CHELSEA G. ALLEN, CO-ADMINISTRATORS, C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG,** have this day bargained and sold, and do hereby transfer and convey unto the said **MOHSSIN MOSAD AND NAGAT ENDROUS, HUSBAND AND WIFE,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 230, as shown on the map entitled the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

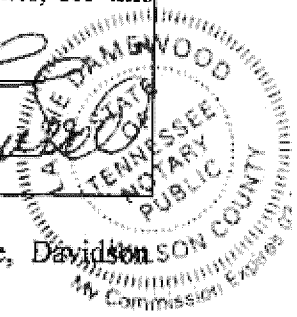
Being the same property conveyed to BRENDA GAYLE ARMSTRONG by deed from LISA KAREN SMITH, UNMARRIED of record in Book 9409, Page 788, dated July 11, 1994, said Register's Office. BRENDA GAYLE ARMSTRONG died testate on or about July 21, 2015, devising said property to her husband, JOSEPH ALLAN ARMSTRONG by will of record in Docket No. 15P1837, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division).

JOSEPH ALLAN ARMSTRONG died testate on or about September 28, 2019. Pursuant to the terms of his will of record in Docket No. 20P217, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$219,900.00**.
Subscribed and sworn to before me
this 14th day of January, 2021.
My Commission Expires: _____

Affiant

Notary Public



This is improved property located at 4620 Billingsgate Road, Nashville, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 14 day of January, 2021.

Shelby Anderson

SHELBY ANDERSON, CO-ADMINISTRATOR C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG

Chelsea G. Allen

CHELSEA G. ALLEN, CO-ADMINISTRATOR C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SHELBY ANDERSON AND CHELSEA G. ALLEN, Co-Administrators, C.T.A. of the Estate of Joseph Allan Armstrong,** the within named bargainors, 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 as Co-Administrators, C.T.A. of the Estate of Joseph Allan Armstrong.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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