Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1249

Karen Johnson Davidson County
Batch# 594116 DEEDWARR
03/17/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210317-0035404

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of March, 2021

Notary Public

Commission Expires: 11-6-2023

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tharwat Ayad and Riva Mechail 620 Alison Court Nashville, TN 37217	New owner c/o SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	149-08-0-197.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Tami M. Lincoln also known as Tami M. Seals, single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tharwat Ayad and Riva Mechail, husband and wife and Aziz Ayad, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 26-B on the Plan of Revised Zone Lot Division Lot: # 10-16 and # 18-43, Edge-O-Lake, Section: #21 of record in Plat Book 6900, Page 256, in the Register's Office for Davidson County, Tennessee.
Said Lot: #26-B, Fronts 15.15 feet on the Northerly of Allison Court and extends back 213.52 feet on the Southwesterly line, which is a broken line, and 146.30 feet on the Easterly line to a dead line in the rear

Being the same property conveyed to Tami M. Lincoln by Warranty deed from Manish Kharat, a married man of record in Instrument No. 20061220-0156665 Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 20, 2006. Tami M. Lincoln is also known as Tami M. Seals.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 620 Alison Court, Nashville, TN 37217

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 so 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.

Dated this the 11th day of March, 2021.

Tami M. Seals

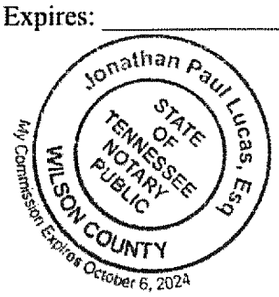
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tami M. Seals** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of March, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023