Karen Johnson Davidson County
Batch# 610847 DEEDWARR
04/08/2021 11:08:17 AM 2 pgs
Fees: $13.00 Taxes: $2,478.63
20210408-0046870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$699,900.00~~ 609,900.00 (RH)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Langham	Same	
(NAME)	(NAME)	
418 B 36th Ave		092094N00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MOHAMED MOKHTAR DESOUKI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH D. LANGHAM, MARRIED 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 Unit B of Homes At 416 36th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 416 36th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160815-0084760, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 416 36th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160815-0084760, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mohamed Mokhtar Desouki, married, by Quitclaim Deed from MOMO Real Estate Investment, Inc., a Tennessee Corporation, of record in Instrument No. 20210126-0011149, in the Register's Office of Davidson County, Tennessee, dated January 21, 2021 and recorded on January 26, 2021.

Being part of the same property conveyed to MOMO Real Estate Investment Inc., a Tennessee Corporation, by Warranty Deed from Peter J. Connerth, unmarried, of record in Instrument No. 20190530-0051065, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019, and recorded on May 30, 2019.

Being part of the same property conveyed to Peter J. Connerth, unmarried, by Warranty Deed from Harry Armstrong and wife, Patricia Armstrong, of record in Instrument No. 20160512-0047636, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016, and recorded on May 12, 2016.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 418 B 36th Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of March, 2021

Mohamed Mokhtar Desouki by Kevin Montgomery, Attorney in Fact

MOHAMED MOKHTAR DESOUKI, BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of March, 2021, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Mohamed Mokhtar Desouki and acknowledged that he executed the same as the free act and deed of Mohamed Mokhtar Desouki.

Witness my hand and official seal this 24th day of March, 2021.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Notary Public