Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0202

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2021

Notary Public

Commission Expires: 11-27-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 629106 **DEEDWARR**
05/05/2021 09:55:40 AM 2 pgs
Fees: $13.00 Taxes: $503.20

20210505-0060064

Address of New Owner	Send Tax Bills To:	Map & Parcel
Safwat Nouh & Marina Hakeim & Safwat Mofed 2569 Carmine Street Nolensville, TN 37135	NEW OWNERS	096-07-0A-014-00

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, **Holly Austin Hanks and Sherry Austin Rirchardson, heirs at law of Timothy Owen Austin** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Safwat Nouh and Marina Hakeim, husband and wife and Safwat Mofed, 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 Lot No. 4, Unit No. 3, on the Plan of Bianca Square, of record in Book 5800, Page 101, with the Condominium Site Plan of record in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Bianca Square, a horizontal property regime established by Master Deed of record in Book 6162, Page 195, as amended in Book 6165, Page 566 and Book 9885, Page 208, said Register's Office.

BEING the same property conveyed to Timothy O. Austin, unmarried, by Warranty Deed from Harbor Federal Savings and Loan Association, dated 11/7/1991 and recorded 11/13/1991 in Book 8484, Page 305, Register's Office for Davidson County, Tennessee.

The said Timothy O. Austin (aka Timothy Owen Austin) died intestate on November 15, 2019. Pursuant to Order Granting Petition to Open Intestate Estate filed 8/20/2020 in Docket No. 20P-1259 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Affidavits of Heirship of record in Instrument No. 20210505-0060062 and Instrument No. 20210505-0060063, Register's Office for Davidson County, Tennessee.

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: 352 Stewarts Ferry Pike Nashville, TN 37214.

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 uses, 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 15th day of April, 2021.

Estate of Timothy Owen Austin

By: Holly Austin Hanks
Holly Austin Hanks

By: Sherry Austin Richardson
Sherry Austin Richardson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Holly Austin Hanks and Sherry Austin Richardson** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of April, 2021.

Cassie Pulley
Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024