Name and Address of New Owner:
Amir Makram and Danielle Makram
1910 Heiman Street
Nashville, TN 37208

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 634844 DEEDWARR
05/12/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210512-0064254

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-15-0-088

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, **Jacob D. Coco and Lily Coco, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amir Makram and Danielle Makram, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda McLay, unmarried by Warranty deed from Tony Turner, unmarried of record in Instrument No. 20050304-0024444 Register's Office for Davidson County, Tennessee, dated March 02, 2005 and recorded on March 04, 2005. (Value of consideration shown in aforementioned deed $25,750.00.)

Being the same property conveyed to Tony Pegues, unmarried by Warranty deed from Wanda McLay, unmarried of record in Instrument No. 20190417-0035512 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019.(Value of consideration shown in aforementioned deed$140,000.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Tony Pegues of record in Instrument No. 20190417-0035516 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019. (Value of consideration shown in aforementioned deed $175,000.00.)

Being the same property conveyed to Your Home Builders, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190422-0036156 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 22, 2019. (Value of consideration shown in aforementioned deed $200,000.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Your Home Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190718-0070226 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 18, 2019. (Value of consideration shown in aforementioned deed $187,500.00.)

Being the same property conveyed to Trinity Palm, LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190718-0070227 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019. (Value of consideration shown in aforementioned deed $187,000.00.)

Being the same property conveyed to Jacob D. Coco and Lily Coco, husband and wife by Warranty Deed from Trinity Palms, LLC, of record in Instrument No. 20200623-0067228, Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 23, 2020. (Value of consideration shown in aforementioned deed $382,250.00.)

Being also known as 1910 Heiman Street, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of May, 2021.

_____ (SEAL)
Jacob D. CoCo

_____ (SEAL)
Lily Coco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob D. CoCo and Lily Coco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-2023

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE (TN))
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of May, 2021.

_____
Notary Public
My commission expires:_____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

File No. 2021-1467

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021