Karen Johnson Davidson County
Batch# 641659 DEEDWARR
05/21/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,325.71
20210521-0069301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $358,300.00.

Affiant

Subscribed and sworn to before me, this ~~14th~~ 19th day of May, 2021.

Notary Public

My commission expires: 11.8.21

(Notary Stamp)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gamil Ashmawy and Mariam Attya	New owner	150-14-0D-034-00.CO
4953 Secretariat Drive		
Nashville, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kimkinyona F. Dale, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gamil Ashmawy and Mariam Attya, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimkinyona Dale, a single woman by Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20160628-0065688 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016.

Being the same property conveyed to Kimkinyona F. Dale, a single woman by Quitclaim deed from Kimkinyona Dale, a single woman of record in Instrument No. 20160628-006568 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 14, 2016.

SP 11/2015

This is improved property known as **4953 Secretariat Drive, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13 day of May, 2021.

Kimkinyona F. Dale

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kimkinyona F. Dale, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13 day of May, 2021.

Notary Public
My Commission Expires: September 30, 2024

VERONICA FAIR-MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

SolomonParks File No. 21-000112-529

SP 11/2015

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212