WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

J-SB-DHR-21-311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 649215 **DEEDWARR**
06/03/2021 02:36:49 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210603-0074843

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	(S)
Atef Boutros **Adel Samy**	**New Owner'**	
(NAME) **327 E. Thompson Lane**	(NAME)	**119-04-0-062.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANY JONES BOUNDS AND LEAH DANIELLE JONES**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ATEF BOUTROS, MARRIED AND ADEL SAMY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Glencliff Estates, Section 4 of record in Plat Book 1835, Page 79, 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 Lydle Willis Jones, a single man, by Warranty Deed from Muhammad Barwari By Hozan, as attorney in fact and Sabiha Barwari, Hozan Barwari as attorney in fact, husband and wife, of record in Instrument No. 20100301-0015164 Register's Office for Davidson County, Tennessee, dated January 22, 2010 and recorded on March 01, 2010 and Scrivener's Affidavit recorded on June 02, 2010 in Instrument No. 20100602-0042370.

Said Lydle Willis Jones having since died intestate on June 7, 2020, survived by daughters, Brittany Bounds and Leah Danielle Jones as noted in Affidavits of Heirship of record in Instrument No. 20210603-0074840 & 20210603-0074841, Register's Office for Davidson County, Tennessee. Probate has been opened in Docket No. 20P1743, Chancery Court of Davidson County, Tennessee. Leah Danielle Jones has been named as Administrator of the Estate of Lydle Willis Jones, deceased.

**Said property is noth the primary residence of either Grantor.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 79, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 East Thompson Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and ass gns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF JUNE, 2021.

Brittany Jones Bounds, by Leah Danielle Jones, Attorney In Fact
Brittany Jones Bounds by Leah Danielle Jones, Attorney-In-Fact

Leah Danielle Jones
Leah Danielle Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,LEAH DANIELLE JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRITTANY JONES BOUNDS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRITTANY JONES BOUNDS.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEAH DANIELLE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212