Karen Johnson Davidson County
Batch# 670883 DEEDWARR
07/02/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20210702-0090327

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12408-RR

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Dana Donnell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-NSH21-02054

Address of New Owner:	Send Tax Bills to:	Tax Information:
Youstina Abdallah 4900 Dolphin Dr. Nashville, TN 37211	GMG Mortgage, Inc 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	133-16-0-074.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lois D. Wedderburn, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Youstina Abdallah and Pula Mahrous, wife and husband**, hereinafter called the Grantees, their successors 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. 9, on the plan of Kenilworth Estates, Section Three, as shown by plat of record in Book 2900, Pages 149 and 150, 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 Johnny B. Wedderburn and wife, Lois D. Wedderburn by deed from Thomas E. Rader and wife, Holly Rader, dated March 19, 2001, recorded April 2, 2002, of record in Instrument No. 20020402-0040013, in the Register's Office for Davidson County, Tennessee. The said Johnny B. Wedderburn having since died, leaving Lois D. Wedderburn as sole surviving tenant by the entirety.

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

This property is improved property known as: 4900 Dolphin Dr., Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1 day of July, 2021

Lois D. Wedderburn

Lois D. Wedderburn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lois D. Wedderburn, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 1 day of July, 2021.

Notary Public at Large

My commission expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

