Karen Johnson Davidson County
Batch# 672521 DEEDWARR
07/07/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210707-0091634

Name and Address of New Owner:
Nader Wasif, Amir Abib, and Maryam Abdelmessih
4730 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
Nader Wasif, Amir Abib, and Maryam Abdelmessih
4719 Lapis Lane
Mufreesboro, TN 37128

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147 12 86.00

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, **Teresa L. Murphy**, **single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nader E. Wasif, an unmarried individial, Amir Abib, a married individual, and Maryam Abdelmessih, a married individual,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 18, ON THE MAP OF TOM C. LAMB SUBDIVISION, SECTION 4, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 4675, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 18 FRONTS 22.29 FEET ON THE EASTERLY SIDE OF NOLENSVILLE ROAD AND EXTENDS BACK BETWEEN LINES 147.56 ON THE NORTHERLY LINE AND 147.43 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 22.31 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TERESA L. MURPHY BY QUITCLAIM DEED FROM GREGORY K. MURPHY, RECORDED ON DECEMBER 6, 2002, OF RECORD IN INSTRUMENT NO. 20021206-0150862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 4730 NOLESNVILLE PIKE, NASHVILLE, TN 37211.

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 1st day of July, 2021.

Teresa L. Murphy (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2021, before me personally appeared Teresa L. Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $600,000.00, 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
1st day of July, 2021

Notary Public
My commission expires:
File No. 2021-2701

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/21 (date of document).

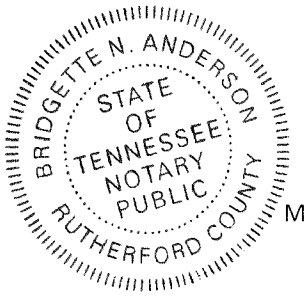
L Vaught
Affiant Signature

7/6/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of July, 2021.



Notary Signature

My Commission Expires: 3/15/2025