Karen Johnson Davidson County
Batch# 691546 DEEDWARR
08/05/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210805-0105683

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1842TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2021.

Notary Public

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Commission Expiration: 3.3.2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Amgad Maxcimos ~~3481 McGavock Pike~~ ~~Nashville, TN 37217~~ 1566 Copperstone Dr Brentwood TN 37027	SAME AS NEW OWNER.	120-13-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Israel Tovar, a single man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amgad Maxcimos, a married man as sole ownership** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 3481 McGavock Pike, Nashville, TN 37217, County of Davidson

Being Lot No. 9B on the plan of Zone Lot Division of Lots 13, 15, 16, 20, & 22 of Section 3 and Lot 9 & 10 of Section 1 of Seven Oaks Estates, of record in Book 6250, Page 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Israel Tovar, a single man, by Warranty Deed from Philip Jansen and Naomi Jansen, husband and wife, dated 08/31/2018 and recorded 09/05/2018 in Instrument No. 20180905-0087817, said Register's Office.

Tax Map and Parcel ID: 120-13-0-081.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3481 McGavock Pike, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 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.

LTE File No.: 21-1842TN

Witness my hand this 03 day of August, 2021.

Israel Tovar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2021, before me personally appeared **Israel Tovar**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of August, 2021.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 21-1842TN

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or 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 8/3/21.

Holly A. Mason
Affiant Signature

8/3/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY