Karen Johnson Davidson County
Batch# 694003 DEEDWARR
08/10/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $768.49
20210810-0107749

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amgad Maxcimos	Amgad Maxcimos	Parcel ID: 149-08-0-200.00-000
(NAME) ~~617 Allison Court~~ 1566 Copperstone Dr.	(NAME) 1566 Copperstone Dr.	
(ADDRESS) Brentwood ~~Nashville~~, TN 37027 ~~37217~~	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Armand S. Nasab**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amgad Maxcimos**, 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:

Land in Davidson County, Tennessee, being Lot No. 29A on the Plan of Edge-O-Lakes, Section 21, Zone Lot Division Nos 10-16 & 18-43 of record in Plat Book 5200, Page 577, Amended in Plat Book 6250, Page 111, revised in Plat Book 6900, Page 256, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to Armand S. Nasab, Unmarried, By Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated July 19, 2013 recorded July 22, 2013, of record as Instrument No. 20130722-0075402 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Alison Court, 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 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 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 our hands this 6th day of August, 2021

Armand S. Nasab

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Armand S. Nasab, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2021.

Notary Public

My Commission Expires: 09-30-2024

(SEAL)

AMEZE AGBORO
NOTARY PUBLIC, STATE OF GEORGIA
Fulton County
Commission #00470293
My Commission Expires September 30, 2024

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 August 10th, 2021.

Affiant Signature

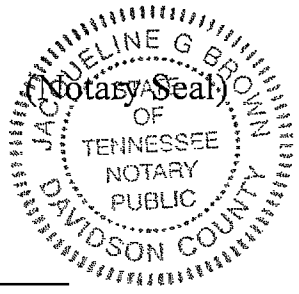
8/10/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 3-8-22