WARRANTY DEED

Karen Johnson Davidson County
Batch# 694023 DEEDWARR
08/10/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $768.49
20210810-0107776

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 6 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: 149-08-0-077.00
(NAME)	(NAME)	
~~619 Alison Court~~ 1566 Copperstone Dr.	1566 Copperstone Dr.	
Brentwood (ADDRESS) 37027 ~~Nashville~~, TN ~~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, **Ahad Nasab**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amgad Maxcimos**, a married man, as his sole and separate property 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:

Situated and being in the County of Davidson, State of Tennessee, described as follows:

Being all of Lot No. 29B, on the plan of Revised Zone Lot Division Lot Nos. 10-16 & 18-43 Edge-O-Lake Estates, Section 21, of record in Plat Book 5200, Page 577, amended in Plat Book 6250, Page 111, re-recorded in Plat Book 6900, Page 256, and Surveyor's Certificates of Correction recorded in Book 6237, Page 243 and Book 7351, Page 608, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ahad Nasab, By Special Warranty Deed from Federal National Mortgage Association dated November 19, 2010 recorded December 13, 2010, of record as Instrument No. 20101213-0099071 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 619 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

Ahad Nasab

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ahad 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: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 6th, 2021.

Affiant Signature

8/6/21
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

(Notary Seal)

QUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22