THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF TN) 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 3rd day of August, 2021 Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 694303 DEEDWARR
08/11/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210811-0108112

WARRANTY DEED

Address New Owner: Makram Abdelseed 713 Clearwater Court Nashville, TN 37217	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 149-08-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON SHEN, A SINGLE WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAKRAM ABDELSEED, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15-A, as shown on the map entitled Revised Zone Lot Division Lot Nos. 10-16 & 18-43 Edge-O-Lake Section 21, of record in Plat Book 6250, page 777, re-recorded in Plat Book 6900, page 256, amending Plat Book 5200, page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHARON SHEN, single woman, by Deed from ED UNDERWOOD, A 55% UNDIVIDED INTEREST and ACU I, LLC, A DISSOLVED TENNESSEE LIMITED LIABILITY COMPANY, A 45% UNDIVIDED INTEREST, of record in Instrument No. 20200408-0036865, dated April 3, 2020, said Register's Office.

This is improved property commonly known as: **713 Clearwater Court, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of Aug 2021.

Sharon Shen
SHARON SHEN

STATE OF NC)
COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARON SHEN**, 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 at office this 3 day of Aug, 2021.

Notary Public
My Commission Expires: 7/2/23

BEVERLY S. KINLAW
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires July 2, 2023

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

8/5/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Ashlee D. Page
Notary's Signature

(Notary Seal) ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022