THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 697227 DEEDWARR
08/13/2021 10:43:46 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210813-0109513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this ___ day of August, 2021.

Notary Public
My Commission Expires: ___

MOLLIE A. GASS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anter H Yafai 9725 Turner Lane Brentwood, TN 37027-8953	Same	119 05 0 250.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Hundred Fifty Thousand and No/100 ($350,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Otto Middlebrooks, Jr., a single man and resident of Tennessee (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Anter H Yafai, a married man and resident of Tennessee ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 149, as shown on the map entitled Subdivision of Lot Nos. 3, 4 and parts of Lot Nos. 5 and 6 in Cumberland Nurseries, of record in Plat Book 332, page 148 , 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 OTTO MIDDLEBROOK, JR., A SINGLE MAN, by deed from ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEEE, INC., of record in Book 9616, page 406, dated March 8, 1985, said Register's Office.

Further being the same property conveyed to OTTO MIDDLEBROOKS, JR., A SINGLE MAN, by quitclaim deed from OTTO MIDDLEBROOK, JR., A SINGLE MAN, of record in Instrument No. 20041115-0136613, dated October 27, 2004, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 9th day of August, 2021.

GRANTOR:

Otto Middlebrooks, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Otto Middlebrooks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 9th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/22

MOLLIE A. GASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022