This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13278-MC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13278-MC

Karen Johnson Davidson County
Batch# 704064 DEEDWARR
08/25/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210825-0114728

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Issam Hanna
Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of August, 2021.

Notary Public
My Commission Expires: 1-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Issam Hanna 3037 Kinwood Drive Antioch, TN 37013	SWBC Mortgage Corporation 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	150-09-0-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Atef Istafanous, a married person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Issam Hanna and Nesma Ayad, husband and wife**, hereinafter called the Grantee(s), his/her/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. 43 on the Plan of Section Four, Phase Two, Forest View Park of record in Plat Book 5200, Page 674, and as amended in Book 6220, Page 648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Atef Istafanous, married by Warranty deed from Jerry Dreier, a married man of record in Instrument No. 20150116-0004710 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 16, 2015.

Mariam Demian joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **3037 Kinwood Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of August, 2021.

GRANTOR:

ATEF ISTAFANOUS

Atef Istafanous

Mariam Demian

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Atef Istafanous and Mariam Demian the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202108250114728

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 24, 2021

Affiant Signature

8/24/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August 2021.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

