(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $375,000.00.

Marley Baltz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of August, 2021.

NOTARY PUBLIC

My commission expires:

TARA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 708817 **DEEDWARR**
09/01/2021 01:41:04 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210901-0117997

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leon J. Fluker and Rebecca M. Fluker	New Owner	161-11-0-053.00
(NAME)	(NAME)	
551 Huntington Parkway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $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 **Youssef Boughroum and Houda Moudnib, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Leon J. Fluker and Rebecca M. Fluker, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 361, as shown on the map entitled Huntington Park, Section III, of record in Book 4460, page 68, 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 YOUSSEF BOUGHROUM AND HOUDA MOUDNIB, HUSBAND AND WIFE, by deed from JOY L. DILLMAN, SUCCESSOR TRUSTEE OF THE VELMA M. BRADSHAW LIVING TRUST, DATED MARCH 17, 2016, of record in Instrument No. 20180808-0078111, dated August 6, 2018, said Register's Office.

This property is __unimproved _X_improved property known as: 551 Huntington Parkway, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of August, 2021.

Youssef Boughroum

Houda Moudnib

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILSON~~ Bryan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Youssef Boughroum and Houda Moudnib, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2021.

Notary Public
My Commission Expires: January 13, 2025

KAITLYNN BRYANNA TAYLOR
NOTARY
EXPIRES
GEORGIA
Jan. 13, 2025
PUBLIC
WAYNE COUNTY