Karen Johnson Davidson County
Batch# 727938 DEEDWARR
09/30/2021 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20210930-0131595

Prepared by:

5 Star Title
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson EW

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me this ~~17th~~ 22nd day of September, 2021. EW

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public
My Commission Expires: ~~2/20/2023~~ 5-5-2025 EW

2021-104

Address of New Owner:	Send Tax Bills to:	Tax Information:
Raymond Agib and Fady Eilia		
787 Evening Avenue	New Owner	072-15-0-177
Nashville, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Lind Restifo, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fady Eilia, a married man, and Raymond Agib, a married man, as tenants in common,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Porter Road Subivision of Lots Nos 2 to 7, inclusive on Shinkle's Subdivision of record in Plat Book 843, Page 38, 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 James Davis Mallory, unmarried man by Warranty deed from Mothership Ventures, LLC of record in Instrument No. 20150211-0012541 Register's Office for Davidson County, Tennessee, dated February 09, 2015 and recorded on February 11, 2015.

Being the same property conveyed to Michael Lind Restifo, a married man by Warranty deed from James Davis Mallory, a single man of record in Instrument No. 20200924-0109539 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 24, 2020.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1620 Porter Avenue, Nashville, 37206**.

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 my/our hands this 21 day of September, 2021.

Michael Lind Restifo

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Lind Restifo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama this 21st day of September, 2021.

Notary Public at Large

My Commission Expires: March 22, 2023

CINTHIA SILVA-MARQUEZ
MY COMMISSION EXPIRES
MARCH 22, 2023
NOTARY PUBLIC
STATE OF ALABAMA

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/29/2021 (date ~~of document~~).

Affiant Signature

09/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025