Karen Johnson Davidson County
Batch# 746318 DEEDWARR
10/28/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211028-0145219

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2021.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2021-602

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel Boshra and Hafez Ghobrial	New Owner	
1516 Kirkwood Avenue, Unit A		150-12-0A-039.00-CO
Nashville, TN, 37212		

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

Bounthai Sayavong and Vilayvanh Sayavong, husband and wife,

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

Samuel Boshra, married as to 95% undivided interest, and Hafez Ghobrial, married, as to 5% undivided interest

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. 714 on the Plan of Somerset, Phase IV, of record in Plat Book 7900, Page (s) 978 and 979, 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 Bounthai Sayavong, a married person, and Vilaysak Souvannakhiry, a single person by Warranty Deed from Nancy Schulz (formerly known as Nancy M. McDaniel) and husband, John Schulz of record in Instrument No. 20000201-0010214 Register's Office for Davidson County, Tennessee, dated January 28, 2000 and recorded on February 01, 2000.

Being the same property conveyed to Bounthai Sayavong and Vilayvanh Sayavong, husband and wife by Quitclaim Deed from Bounthai Sayavong and Vilayvanh Sayavong, husband and wife, and Vilaysak Souvannakhiry, single of record in Instrument No. 20020729-0090421 Register's Office for Davidson County, Tennessee, dated July 11, 2020 and recorded on July 29, 2020.

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

This is improved property located at **6341 Mount View Road, Nashville, TN 37013.**

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 our hands this 22nd day of October, 2021.

Bounthai Sayavong

Vilayvanh Sayavong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bounthai Sayavong and Vilayvanh Jan Sayavong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/22/2021.

D. Shayne Adair

10/27/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** October, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY