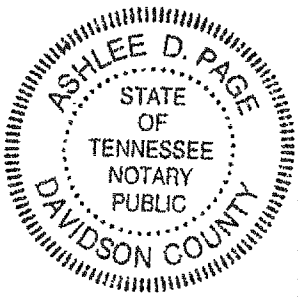
Karen Johnson Davidson County
Batch# 747038 DEEDWARR
10/29/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,189.55
20211029-0145645



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrestina Mikhail and Fawzy Ghobial	New Owner	165-09-0A-045-00CO
(NAME) 1857 Lakewood Village Drive	(NAME) 808 Lyndon Parke Dr.	
(ADDRESS) Nashville TN 37013	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MATHIAS DUSABUMUREMYI AND MARIE G. UWIBAMBE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRESTINA MIKHAIL AND FAWZY GHOBIAL, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Lakewood Village, Section Two, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mathias Dusabumuremyi and Marie G. Uwibambe, husband and wife by Deed dated June 25, 2002 from Fischer & Ford Group, LLC, a Tennessee Limited Liability, recorded July 2, 2002, in Instrument Number 20020702-0079575, in the Official Records of Davidson County, Tennessee. Said Mathias Dusabumuremyi and Marie G. Uwibambe having since changed their names, they are now known asMathias Dusabumuremyi Dusabe and Marie Uwibambe Goretti Dusabe, husband and wife.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1857 Lakewood Village Drive, Nashville, TN 37013

LT&E File #18508

This property is commonly known as: 1857 Lakewood Village Drive, Antioch, 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 my/our hand(s) this 22nd day of October, 2021

Mathias Dusabe

Mathias Dusabe

Marie Dusabe

Marie Dusabe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of October, 2021, before me personally appeared Mathias Dusabe and Marie Dusabe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2021.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/14/21

LT&E File #18508

Certificate of Authenticity

I, Holly A. Mason, 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 October 22nd 2021.

Affiant Signature

10-26-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of October, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY