Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15237-CL

Karen Johnson Davidson County
Batch# 778512 DEEDWARR
12/22/2021 12:40:26 PM 2 pgs
Fees: $13.00 Taxes: $1,650.20

20211222-0169270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

The actual consideration or value, whichever is greater, for this transfer is $446,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2021.

Notary Public
My Commission Expires: 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zubeir M. Osman 3801 Park Royal Lane Antioch, TN 37013	new owner	150 12 0B 027.00

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, **Emad Michael and Katy Eskander**, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zubeir M. Osman, single man**, 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. 27 on the Plan of Kensal Green Section 1 of record in Plat Book 7900, Page 593, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Emad Michael, a single man, by Warranty Deed from Kerry L. Trusty and wife Alicemae A. Trusty, of record in Instrument No. 20151211-0124943, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015 and recorded on December 11, 2015.

**Katy Eskander joins in this conveyance, but not in the warranties herein, to relinquish all rights, marital or otherwise, which she may have in said property by virtue of her marriage to Emad Michael.

This is improved property located at: **3801 Park Royal Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 14th day of December, 2021.

GRANTOR:

Emad Michael

Emad Michael

Katy Eskander

Katy Eskander

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emad Michael and Katy Eskander, 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 14th day of December, 2021.

Rozalind Ruth

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY