NEW OWNER:

EYD TOSS; et al
3804 Montgomery Way
Smyrna, TN 37167

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 136-11-0-021.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0257

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 813915 DEEDWARR
03/02/2022 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220302-0023792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN FELDMAN, unmarried, and KRISTEN HOOTS FELDMAN, unmarried, as tenants in common** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **EYD TOSS, as to a 50% undivided interest, EBRAM SHALABY, as to a 25% undivided interest, and ALAA MANKARIOUS, as to a 25% undivided interest,** (collectively "Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 2 ON THE FINAL PLAT OF PRIEST LAKE PARK, SECTION SIX, OF RECORD IN PLAT BOOK 6900, PAGE 463, AS AMENDED IN PLAT BOOK 6900, PAGE 636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN FELDMAN BY DEED FROM AMERIS BANK, OF RECORD IN INSTRUMENT NO. 20190412-0033385, AND THE SAME BEING FURTHER CONVEYED TO **KEVIN FELDMAN, UNMARRIED, AND KRISTEN HOOTS FELDMAN, UNMARRIED, AS TENANTS IN COMMON**, BY QUITCLAIM DEED FROM KEVIN FELDMAN, OF RECORD IN INSTRUMENT NO. 20200908-0102109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KRISTEN HOOTS IS ONE AND THE SAME PERSON AS KRISTEN HOOTS FELDMAN.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **3620 ANDERSON RD., NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 463, as amended in Plat Book 6900, Page 636, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURES hereto this 17th day of February, 2022.

KEVIN FELDMAN

KRISTEN HOOTS FELDMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KEVIN FELDMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2022.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202203020023792

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRISTEN HOOTS FELDMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2022.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of February, 2022.

NOTARY PUBLIC

My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Loci Warren, 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 2-17-22 (date of document).

Date: 2-18-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON