Name and Address of New Owner:
Tamer Youssef and Mona Latif
2458 Scott Valley Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 849955 DEEDWARR
05/03/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20220503-0051170

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-03-0-085-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisel M. Stephen, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tamer Youssef, a married man and Mona Latif, a married woman, as tenants in common**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 1, 2, 3, 5 & 6, OF EDGE-O-LAKE VILLA, OF RECORD IN BOOK 5200, PAGE 644, AS AMENDED IN BOOK 6900, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Lisel M. Stephen, a single person by Warranty Deed from Thomas G. Koppes and wife, Imelda G. Yago of record as(book) 11057 / (page) 732 in the Register's Office for Davidson County, Tennessee, dated August 5, 1998 and recorded on August 7, 1998.

Kenneth Watkins hereby joins in to convey any rights he has, marital or otherwise.

For Information Only: Being Parcel No. 149-03-0-085-00
Being also known as 2458 Scott Valley Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2022.

(SEAL)
Lisel M. Stephen

(SEAL)
Kenneth Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

and Kenneth Watkins

On this 12th day of April, 2022, before me personally appeared Lisel M. Stephen 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 12th day of April, 2022.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 12th day of April, 2022.

Notary Public
My commission expires: 3/3/25
File No. 2022-4393-RS

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/12/22 (date of document).

Affiant Signature

4/19/22
Date

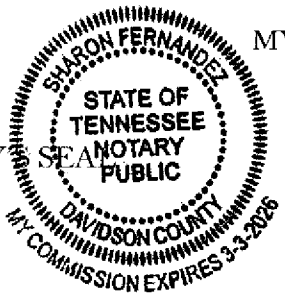
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of April, 2022.

Sharon Fernandez
Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 3/3/26