Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-RY-22-5955

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17513-MC

Karen Johnson Davidson County
Batch# 864896 DEEDWARR
05/31/2022 02:24:18 PM 2 pgs
Fees: $13.00 Taxes: $975.69

20220531-0062737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $263,700.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2022.

Notary Public
My Commission Expires: 02/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramez Yousef 5955 Monroe Crossing Antioch, TN 37013	New Owner	163-16-0A-170-00CO

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, **Adolf N. Nakhla, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ramez Yousef**, unmarried 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 Unit No. 308 on the Plan of Final Plat, First Revision of Phase 3-A Provincetown of record in Instrument No. 20060907-0110570, revising Instrument No. 20060824-0104715, 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 Adolf N. Nakhla, a single man, by Warranty Deed from Rhonda K. Hawkinson, an unmarried woman, and Allen B. Hawkinson, a married man, dated August 30, 2019 and recorded on September 4, 2019.of record in Instrument No. 20190904-0089460, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5955 Monroe Crossing, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 23rd day of May, 2022.

GRANTOR:

Adolf Nakhla
Adolf N. Nakhla

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Adolf N. Nakhla,** 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 23rd day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers
Notary Public
My Commission expires: 11-6-2024