ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 260,000.00

Josephine A. 3rd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ day of ~~May~~, 2022
June

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(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
Souzan Maxcimos and Makram Abdelseed	New Owner	165-05-0A-048-00CO
(NAME) 2069 Valley Brook Dr.	(NAME) 2069 Valley Brook Dr.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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,

DBT LLC, A NEBRASKA LIMITED LIABILITY COMPANY,

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

SOUZAN MAXCIMOS, A MARRIED WOMAN, AND MAKRAM ABDELSEED A SINGLE MAN,

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 all of Lot No. 48, Subdivision Plat, Section I, Phase I, South Shore, a Planned Unit Development of record in Instrument #20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

DBT LLC

Being the same property conveyed to DBT LLC by Deed dated January 8, 2016 from The Bank of New York Mellon as Trustee for Mortgage Equity Conversion Asset Trust 2010-1, recorded January 27, 2016, in Instrument Number 20160127-0007988, in the Official Records of Davidson County, Tennessee.

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 property is commonly known as: 433 Shoreline Circle, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 874972 DEEDWARR
06/21/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220621-0070550

LT&E File #18627

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 27th day of May, 2022

DBT LLC, a Nebraska Limited Liability Company

By: _____
Martin F. Kerrigan, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

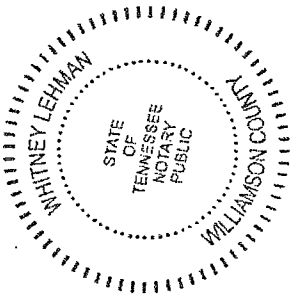
Before me, Whitney Lehman of the state and county mentioned, personally appeared Martin F. Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of DBT LLC, the within named bargainor, a Limited Liability Company, and that such Martin F. Kerrigan as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, this 27th day of May, 2022.

_____
Notary Signature

Printed Name: Whitney Lehman

My commission expires: 1/28/2024



LT&E File #18627

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 6/21/22.

Affiant Signature

6/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022