Record and Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17855-DJ

Karen Johnson Davidson County
Batch# 878030 DEEDWARR
06/27/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220627-0073001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2022.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alex Yaser Mustafa 1009 Pleasant View Drive Nashville, TN 37214	New Owner	108-16-0-027

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, **Mohammad Yaser Zuhdi Mustafa, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alex Yaser Mustafa**, 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. 32-A on the Plan of Zone Lot Division of Lots 32, 33, 36 and 37 of Sect One of Percy Priest Woods of record in Plat Book 5200, Page 718, amending Plat Book 5200, Page 472, 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 Mohammed Yaser Zuhdi Mustafa, married, by deed from Alex Yaser Mustafa, unmarried, of record in Instrument No. 20191003-0101255, Register's Office for Davidson County, Tennessee, dated October 1, 2019 and recorded on October 3, 2019; further being the same property conveyed to Alex Yaser Mustafa, married, by deed from Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, of record in Instrument No. 20150227-0016937, Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on February 27, 2015. Mohammad Yaser Zuhdi Mustafa and Mohammed Yaser Zuhdi Mustafa are one and the same person. Mohammad Yaser Zuhdi Mustafa was incorrectly spelled on the vesting deed as Mohammed Yaser Zuhdi Mustafa.

Nudwa Almuwaswes hereby joins in this conveyance to relinquish any right or title in the property she may have, marital or otherwise.

This is improved property located at: **1009 Pleasant View Drive, Nashville, TN 37214**

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 20th day of June, 2022.

GRANTOR:

Mohammad Yaser Zuhdi Mustafa

Nudwa Almuwaswes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohammad Yaser Zuhdi Mustafa and Nudwa Almuwaswes, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2022.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: My Commission Expires Nov. 6, 2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/20/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM