THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 886012 DEEDWARR
07/08/2022 10:51:41 AM 2 pgs
Fees: $13.00 Taxes: $1,615.05

20220708-0078827

WARRANTY DEED

Address of New Owners:	Send Tax Bills To: First	Tax ID No.:
Nader Saleh 304 Verbena Drive Nashville, TN 37211	Community Mortgage, Inc 275 Robert Rose Drive Murfreesboro, TN 37129	133-16-0-008.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mark Lee Lewis and Elizabeth S. Lewis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Nader Saleh, unmarried man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 44 on the Plan of Highview Acres as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Said Lot 44 fronts 100 feet on the northerly side of Verbena Drive and runs back between lines 234.2 feet on the west side and 128 feet on the east side to an irregular line in the rear measuring 146.3 feet thereon.

Being the same property conveyed to Mark Lee Lewis, an unmarried person, by Warranty Deed from Evelyn Myrtle Dixon, unmarried of record in Instrument 20070802-0091958, dated July 27, 2007 and recorded on August 2, 2007, Register's Office for Davidson County, Tennessee.

This property is commonly known as 304 Verbena Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its

Witness our hands, this 5th **day of July, 2022**:

Mark Lee Lewis

Elizabeth S. Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Lee Lewis** and **Elizabeth S. Lewis,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of July, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$436,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 6th DAY OF July, 2022:

Notary Public

My Commission Expires: 3/6/24

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY