Karen Johnson Davidson County
Batch# 990697 DEEDWARR
04/11/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230411-0026573

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20663-MF

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the ~~6th~~ 11th day of April, 2023.

Notary Public
My Commission Expires: _____

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Johari Mariamu Louis and Magdalene Mangete 1613 Mallard Creek Court Nashville, TN 37013	Pinnacle Bank 150 3rd Ave South, Ste 1000 Nashville, TN 37201	150 12 0A 201.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Salah A. Yossef, an unmarried man***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Johari Louis, an unmarried woman, and Mangete Magdalene, an unmarried woman**, 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 Lot No. 43 on the Plan of Kensel Green, North, of record in Book 7900, page 951, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Salah A. Yossef, Married, by Warranty Deed from Janice C. Austin, unmarried, of record in Instrument No. 19991229-0308712, in the Register's Office of Davidson County, Tennessee, dated December 21, 1999, and recorded on December 29, 1999.

Limited Power of Attorney executed by Salah A. Yossef appointing Omar Salah Ali to sign on his behalf dated 01/11/23 and recorded in Instrument # 202304110026572 Register's Office for Davidson County, TN.

*Enas Abdelkawy joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise, per Marital Dissolution Agreement. See Probate Case No. 22D-298, in the Third Circuit Court for Davidson County, Tennessee.

This is improved property located at: **1613 Mallard Creek Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 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 6th day of April, 2023.

GRANTOR:

as AIF

Salah A. Yossef, by Omar Salah Ali, Attorney-In Fact

Enas Abdelkawy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Enas Abdelkawy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2023.

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Omar Salah Ali, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Salah A. Yossef ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 6th day of April, 2023.

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 04/06/23 (date of document).

Affiant Signature

04/11/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 11th day of April, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL