# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-23

Karen Johnson Davidson County
Batch# 997474 DEEDWARR
04/28/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230428-0031579

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023030039

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| MINA YACOUB and MARY SHEHAT | New Owner<br>c/o Pinnacle Bank | |
| (NAME)<br>120 Sophie Drive | (NAME)<br>150 3rd Ave South, Suite 100 | 176-01-0B-031.00 CO |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($425,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIEUDONNE NDINDA AND THERESE UWANBABAYE, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINA YACOUB AND MARY SHEHAT, husband and wife**, 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. 133, on the Final Plat for Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being the same property conveyed to DIEUDONNE NDINDA AND THERESE UWAMBAYE, HUSBAND AND WIFE, by deed from PETER LEWIS, A SINGLE MAN, of record in Instrument No. 20190430-0039772, dated April 25, 2019, said Register's Office.**

unimproved ☐
This is improved ☒ property, known as 120 Sophie Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 25Th Day of April 2023.

DIEUDONNE NDINDA

THERESE UWANBABAYE

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the ~~of~~ Above County and State ~~of~~, do hereby certify that DIEUDONNE NDINDA and THERESE UWANBABAYE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ~~the~~ 25th of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

**Please return to**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

# Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 April 25, 2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 4-25-23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4-25-23.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

