Return To
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1L n84

Name and Address of New Owner:
Nawas Hussein
4701 Timberhill Dr.
Nashville, TN 37211

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 997788 **DEEDWARR**
05/01/2023 09 04 02 AM 2 pgs
Fees $13 00 Taxes $1,324 60

20230501-0031721

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
161 08 0 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sondra J. Roberts, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Nawas Hussein, a married person**, hereinafter called the GRANTEE, their heirs, successors 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. 33 on the Plan of Kingswood Park, of record in Book 2900, Page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Sondra J. Roberts, Unmarried, by Warranty Deed from Tammy Turner, Unmarried, of record in Instrument No. 20190301-0018829, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded on March 01, 2019.

This conveyance is 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) building restrictions, and (5) other matters of public record.

This is property known as: 5216 Green Leaf Drive, Nashville, TN 37211

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 26 day of April, 2023.

Sondra J Roberts
Sondra J. Roberts

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~RUTHERFORD~~ Marion

On this 26 day of April, 2023, before me personally appeared Sondra J. Roberts, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26 day of April, 2023

Notary Signature
My commission expires: 4-8-2026

Kayler McGill
State of Florida - Notary Public
Commission # HH 223624
My Commission Expires 04-08-2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $358,000.00.

Sondra J Roberts
Affiant Signature

Subscribed and sown to before me, this the 26 day of April, 2023.

Kayler McGill
State of Florida - Notary Public
Commission # HH 223624
My Commission Expires 04-08-2026

Notary Public
My Commission Expires: 4-8-2026