THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Massey Title & Escrow LLC
1825 Madison Street, Ste F
Clarksville, TN 37043
Telephone: (931) 906-0555
File No. 2024-314

Map & Parcel No. 164-10-0-A-154.00

Property Address:
3632 Bentfield Dr, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1209087 DEEDWARR
12/02/2024 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241202-0093239

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION including cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey W. Starks and Cindy Starks, husband and wife**, hereinafter referred to as "Grantors", has this day bargained and sold, and by these presents do hereby transfer and convey unto **Mina Mesallaa, Asham Zakhary, and Romah Zekry, as tenants in common with rights of survivorship,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, in **Davidson County, Tennessee**, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 200, on the Plan of Summerfield Village Three,** of record as Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeffrey W. Starks, by deed from Kevin J. Hosein, Married, of record in Instrument No. 20160603-0056188, dated May 31, 2016, in the Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, Grantors make no warranty as to the amount of acreage contained in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for tax year 2024 shall be prorated between Grantors and Grantees as of the date of this document.

WITNESS Grantor's hand this 21st day of November 2024.

Jeffrey W. Starks

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this the 21st day of November 2024, before me the undersigned officer, personally appeared Jeffrey W. Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAUREN MYERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission expires: 02/23/2025

SPOUSAL WAIVER. FOR AND IN GOOD AND VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged, Cindy Starks, wife of the Grantor, Jeffrey W. Starks, joins in the execution of this Warranty Deed for the express purpose of conveying all rights, title, interest, and all other marital rights which Cindy Starks may have in the herein described real estate by virtue of her being married to the Grantor, Jeffrey W. Starks.

Cindy Starks

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this the 21st day of November 2024, before me the undersigned officer, personally appeared Cindy Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

LAUREN MYERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission expires: 02/23/2025

Grantees' Name, Address:
Mina Mesallaa et al
3632 Bentfield Dr
Antioch, TN 37013

Send Tax Statements To, if different:
New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale Affiant, _____.

Subscribed and sworn to before me this the 21 day of November 2024.

MARCIA ESCOBAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 10-25-2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-21-2024 (date of document).

Affiant Signature

11-27-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of November, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26