File No. 50520

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sadaf Ali	Bank of America, NA	175-48.00
(NAME)	(NAME)	
4012 Murfreesboro Pike	8300 Norman Center Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bloomington, MN 55437	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bertie Worley, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sadaf Ali and husband, Muhammad Qandil, and Rakesh S. Bery, a married man, as tenants in common with right of survivorship, 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:

BEING Lot No. 8 on the Plan of Cimarron Subdivision of the Isaac Whitworth property, not of record, described according to a survey made by Eric Drake, County Surveyor, December 31, 1925, as follows:

BEGINNING in the center of the Murfreesboro Pike at the corner of Lots Nos. 7 and 8, said point being the southeast corner of the property conveyed to I. E. Pavatte by deed from Kate T. Sharber of record in Book 1097,Page 223, Register's Office for said County; thence with said Pavatte's southeasterly line Northwestwardly 815 feet to the southerly line of Lot No. 54; thence Eastwardly with the southerly line of Lots Nos. 54 and 55, 252 feet, more or less, to the corner of Lots 8 and 9; thence with the line between said two lots Southwestwardly 985 feet to the center of the Murfreesboro Pike; thence with the corner of said Pike, Northwestwardly 200.6 feet to the beginning, containing 4.12 acres, more or less.

Being the same property conveyed to Harvey Worley and wife, Bertie Worley by deed from Ida E. Dunn, widow, dated May 20, 1980, of record in Book 5604, page 322, Register's Office, Davidson County, Tennessee. The said Harvey Worley having since died on May 30, 1999, leaving Bertie Worley as the surviving tenant by the entirety.

Subject to right-of-way easements of record in Book 437, page 43 and Book 5897, page 227, said Register's Office.

Subject to the right-of-way of Murfreesboro Pike.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 4012 Murfreesboro Pike, Antioch, TN 37013

(House Number) (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.

Witness my hand this 5th day of October, 2005.

Davidson County DEEDWARR
Recvd: 10/14/05 08:10 2 pgs
Fees:13.00 Taxes:795.50

20051014-0123767

Bertie Worley

File No. 50520
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertie Worley, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2005.

Commission expires: 11-22-08

Notary Public



AFTER RECORDING RETURN TO:
Hallmark Title Company
1000 Northchase Drive, Suite 100
Hendersonville, TN 37075