Bill Garrett Davidson County
Batch# 37470 DEEDWARR
12/15/2017 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF NOVEMBER, 2017

Notary Public
Commission Expires: 12/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haji Haji and Ibrahim Z. Tahir 3908 Murfreesboro Road Antioch, TN 37013	new owner	164-00-0-148.00

WARRANTY DEED

FOR AND IN 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, I/WE,

HNK, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haji Haji and Ibrahim Z. Tahir

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 parts of Lots Nos. 2 and 3 on the Map of Cimmarron Subdivision, being a re-subdivision of Isaac Whitworth's property shown on a copy of a survey made by E.R. Southgate, dated March 3,1947, by E.R. Southgate, Surveyor, and being further described as follows:

Beginning at a point in the center line of Murfreesboro Road, 206.6 feet east of the intersection of the center line of Old Hickory Boulevard being the southeast corner of the property conveyed to Posie L. Golden by deed of record in Book 1681, Page 258, said Register's Office; thence along Golden's East line, north 37 deg. 45 min. east 209.4 feet; thence easterly parallel to the center line of Murfreesboro Road, 80 feet to a point; thence south 37 deg. 45 min. west 209 feet 4 inches to the center line of Murfreesboro Road; thence with the center line of the same westerly 80 feet to the beginning.

Being the same property conveyed to HNK, LLC by Warranty deed from Earl Darnell, unmarried of record in Instrument No. 20060215-0018214 Register's Office for Davidson County, Tennessee, dated February 13, 2006 and recorded on February 15, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3908 Murfreesboro Road, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of November, 2017.

HNK, LLC

BY: _____

Hashem Khorassani
Managing Member

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hashem Khorassani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, acknowledged himself to be the Managing Member of HNK, LLC, and that he as such Managing Member, being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at North Palm Beach (city) FL (state) this 11th day of November, 2017.

PIERRE HENRY NOTARY My Comm. Expires February 11, 2020 No. FF 959879 PUBLIC STATE OF FLORIDA

(Notary Seal)

_____
Notary Public
My Commission Expires: Feb 11, 2020

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY