Bill Garrett Davidson County
Batch# 100851 DEEDWARR
06/05/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $740.74
20180605-0054036

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,200.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mohannad Alshaiman	Mohannad Alshaiman	134 13 0 163.00
(NAME)	(NAME)	
4818 Sunlight Dr	4818 Sunlight Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand Two Hundred And No/100 Dollars ($200,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sherri Denise Davis, a married woman and as an heir at law, and Melba Diane White a/k/a Melba Dianne White, a married woman and as an heir at law,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mohannad Alshaiman, an unmarried man**, 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. 226 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34, 35, 36, Register's Office for said County. Said Lot No. 226 fronts 70 feet on the southerly side of Sunlight Drive, and extends back 144.9 feet on the easterly line and 145.9 feet on the westerly line, to a dead line, in the rear on which it measures 70 feet.

Being the same property conveyed to Paul E. Burnett and wife, Melba O. Burnett by Warranty Deed from Donald K. Richey and wife, Bobbie Faye Richey, dated May 17, 1967 and recorded May 31, 1967 in Book 4139, Page 419, in said Register's Office for Davidson County, Tennessee. The said Melba O. Burnett, having died on October 26, 1998, leaving her late husband, Paul E. Burnett as the suriving tenant by the entirety. The said Paul E. Burnet, having died unmarried and testate, on January 31, 2018. Sherri Denise Davis and Melba Diane White a/k/a Melba Dianne White are the sole heirs at law of Paul E. Burnett, as evidenced by the Affidavits of Heirship recorded in Instrument Nos. __201806050054034_____ and _____201806050054035__, Register's Office for Davidson County, Tennessee. Grantors warrant that this property never served as a primary residence for them or their spoues.

File Number: GRN-183432SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4818 Sunlight Dr, 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 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, has 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 our hands this 1st day of June, 2018.

Sherri Denise Davis
Sherri Denise Davis, heir at law

Melba Diane White
Melba Diane White, heir at law
a/k/a Melba Dianne White

STATE OF TENNESSEE

COUNTY OF **RUTHERFORD**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherri Denise Davis and Melba Diane White, a/k/a Melba Dianne White, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2018.

Sheila K Reburn
Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: GRN-183432SSO

True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

