WARRANTY DEED

Bill Garrett Davidson County
Batch# 116983 **DEEDWARR**
07/17/2018 10:53:22 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180717-0069376

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return To:
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hashim Jabbar Salih	SAME	
(NAME)	(NAME)	148-00-0-044.00
2135 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182085

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, I/we, American Dream Developers, Inc. and Drau Kokoye d/b/a Allstate Auto Sales and Services , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Hashim Jabbar Salih, 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by James L. Murphy, Jr. and Company, Surveyors, dated March 27, 1961, formerly a portion of the Dr. George Charlton Property, and being more particularly described as follows, to-wit:

BEGINNING at a point in the Southwesterly margin of Antioch Pike; thence Southeasterly along the margin of Antioch Pike, a distance of 200 feet to an iron pin; thence South 49° 30' West, a distance of 219.32 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 87° 34' West, a distance of 324.37 feet to a point; thence North 49° 30' East, a distance of 473.25 feet to the point of beginning, said tract of land containing 1.59 acres, more or less.

Said tract of land is bounded generally on the North by Antioch Pike, on the East by the lands of Jasper E. Hutcheson and wife, Etta D. Hutcheson, of record in Book 3217, page 427, said Register's Office (shown in Book 8274, page 731, Exhibit "A" survey as the 1.10 acre tract); on the South by Mill Creek and on the West by the lands of Nicholson and/or heirs, devisees, remaindermen (Angie W. Sullivan, as indicated by tax roll)

BEING the same property conveyed to American Dream Developers, Inc. and Allstate Auto Sales and Services by Warranty Deed from John Phillip Sturdivant and wife, Connie Gail Sturdivant dated July 15, 2016 and filed of record in Instrument 20160719-0073990, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2135 Antioch Pike, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of July, 2018

American Dream Developers, Inc.

BY: _____
Yasin Kokoye, CEO

_____
Drau Kokoye d/b/a Allstate Auto Sales and Services

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Yasin Kokoye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be CEO (or other officer authorized to execute the instrument) of American Dream Developers, Inc, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CEO (or other authorized officer).

Witness my hand, at office, this 11th of July, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Drau Kokoye d/b/a Allstate Auto Sales and Service, the within named bargainor, 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, at office, this 12th of July, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY