Bill Garrett Davidson County
Batch# 131965 DEEDWARR
08/22/2018 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20180822-0083242

Name and Address of New Owner:
George Lazaro Martinez
4205 Nandina Court
Murfreesboro, TN 37129

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18070933

Map and Parcel: 181 00 0 194.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ali A Amad and Jihan S Sadi, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George L. Martinez, married,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in the 31rst Councilmanic District, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert J. Morris, March 1987, as follows:

Beginning at an iron pin set in the Easterly margin of Pettus Road, said iron pin being 139.42' in a Northerly direction from a concrete monument set out in the Northwest corner of a cemetary, N 17°05'34" E, with the margin of Pettus Road 139.42' to an iron pin, thence S 84°21'55" E, 650.00' to an iron pin, thence S 5°36'01" W, 148.31' to an iron pin, thence S 83°48'51" E, 593.15' to an iron pin set in the fence line, thence with fence line S 5°02'56" W, 264.47' to an existing iron pin, thence N 78°52'27" W 78.72' to an iron pin, thence N 78°55'29" W 396.66' to an iron pin, thence N 78°30'19" W 218.28' to an iron pin, thence N 84°46'48" W 9.90' to an iron pin, thence N 1°28'40" W 51.39' to an iron pin set in the bed of a small stream, thence with stream N 19°27'22" E 102.81' to an iron pin set in stream bed, thence 19°06'56" E 70.81' to an iron pin set in a drill hole in rock of said stream bed, thence leaving said stream N 84°51'23" W 608.07' to an iron pin, being the point of beginning, containing 5.78 acres.

Being the same property conveyed to Ali A. Amad and wife, Jihan S. Sadi by Warranty Deed filed for record on March 18, 2014 in Instrument Number 20140318-0022435, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Rights of others in and to a family cemetery located on parent tract, including rights of ingress/egress of record in Book 4633, page 703 and Book 2041, page 457, said Register's Office; All matters including but not limited to water rights set out in Book 4564, page 26, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6210 Pettus Rd, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 13th day of August, 2018.

Ali A Amad

Jihan S Sadi

State of Tennessee

County of Rutherford

Personally appeared before me, Ali A Amad and Jihan S Sadi with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of August, 2018.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of August, 2018.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY