Karen Y Johnson Davidson County
Batch# 157617 DEEDWARR
11/08/2018 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20181108-0110685

STATE OF ~~Tennessee~~ GEORGIA
COUNTY OF ~~Davidson~~ DEKALB.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Joseph Charles
Affiant

DAVE LABARRIE NOTARY EXPIRES GEORGIA November 30, 2021 PUBLIC DEKALB COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018.

DLaRue
Notary Public
MY COMMISSION EXPIRES: 11/30/2021
File No. G18-3713

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mohannad Alshaiman	NEW owner	096-11-0-020
(NAME)	(NAME)	
3141 Crosswood Drive	3141 Crosswood Drive	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joseph Charles, an unmarried man,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: being Lot Number 543 on the plan of Cloverhill, Section 8, of record in Plat Book 2331, Page 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Charles by Deed dated January 3, 2012, recorded January 13, 2012, in Instrument Number 20120113-0003550, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, Page 10-11, Register's Office for Davidson County, Tennessee.
2. Plat shows TVA easement crossing lot.
3. Restrictions as recorded in Book 2145, Page 262 and Book 2334, Page 307, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3141 Crosswood Drive, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 6th day of November, 2018.

Joseph Charles

Joseph Charles

DAVE LABARRIE NOTARY PUBLIC EXPIRES GEORGIA November 30, 2021 DEKALB COUNTY

STATE OF GEORGIA
COUNTY OF DEKALB

On this 6th day of November, 2018, before me personally appeared Joseph Charles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of November, 2018.

Notary Signature
My commission expires: 11/30/2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny H Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY