Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2388

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of November, 2018

Notary Public

Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Karen Y Johnson Davidson County
Batch# 164687 **DEEDWARR**
11/26/2018 09:59:51 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20181126-0115053

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Saed Qiqieh P.O. Box 781 Goodlettsville, TN 37070	SAME AS NEW OWNER	018-12-0-079.00

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,

Dale Felton, a single man

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

Saed Qiqieh, , a married 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of D. B. Kimmell Addition to Goodlettsville of record in Plat Book 332, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale Felton, 1 one half (1/2) undivided interest by Installment Deed from Richard W. Uselton and wife, Janelle M. Uselton of record in Book 6622, page 797, Register's Office for Davidson County, Tennessee, dated July 27, 1985 and recorded on August 5, 1985. AND Being the same property conveyed to Dale Felton, a single man by Quitclaim Deed from Richard W. Uselton and wife, Janelle M.. Uselton of record in Book 7212, page 772, Register's Office for Davidson County, Tennessee, dated April 9, 1987 and recorded on April 23, 1987.

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: 609 North Main Street, Goodlettsville, TN 37072

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 21st day of November, 2018.

Dale Felton

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dale Felton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of November, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON