Prepared By and Return:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 3713

Karen Y Johnson Davidson County
Batch# 172613 DEEDWARR
12/11/2018 11:34:10 AM 4 pgs
Fees: $23.00 Taxes: $573.50

20181211-0120515

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

File Number: 1811668

Subscribed and sworn to before me, this 6th day of December, 2018.

Notary Public
My Commission Expires: 11/17/19

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Araz Abdulkarim Mohamad	Araz Abdulkarim Mohamad	172 14 0A 053.00
6471 Hold Rd	6471 Hold Rd	
Nashville, TN 37211	Nashville, TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John R. Pierce, Martha Kay Pierce, David L. Self, Timothy L. Self, and Elizabeth S. Chrisman, and Phillip N. Williams and Nancy G. Williams, Partners for R. Holt, L.P., hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Araz Abdulkarim Mohamad, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

This is unimproved property being known as Lot 153 as shown on the plat of Section 1, Wexford Downs of record in Plat Book 9700, Page 308 and 309 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne W. Pierce, Rebecca W. Williams and Elizabeth W. Self by Quitclaim Deed from Wexford Downs, LLC dated June 23, 1998, of record in Book 11000, Page 368, Register's Office for Davidson County, Tennessee. Anne W. Pierce having since died April 27, 2015, leaving her share to John R. Pierce and Martha Kay Pierce by Order of record in Instrument No 20160307-0021750, Register's Office for Davidson County, Tennessee. Rebecca W. Williams having since died August 27, 2007, leaving her share to Phillip N. Williams by Deed of Co-Executors, of record in Instrument No 20081230-0123415, Register's Office for Davidson County, Tennessee. Further conveyed from Phillip N. Williams to Phillip N. Williams and Nancy G. Williams by Quitclaim Deed of record in Instrument No 20081230-0123416, Register's Office for Davidson County, Tennessee. Further conveyed from Phillip N. Williams and Nancy G. Williams to R. Holt, L.P. by Quitclaim Deed of record in Instrument No 20091216-0114602, Register's Office for Davidson County, Tennessee. Elizabeth W. Self having since died on June 11, 2007, leaving her share to David L. Self, Timothy H. Self, and Elizabeth S. Chrisman by Executor's Quitclaim Deed of record in Instrument No 20081203-0117361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 6800 Holt Rd., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of December, 2018.

Martha Kay Pierce

Martha Kay Pierce

David L. Self

Elizabeth S. Chrisman

Elizabeth S. Chrisman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martha Kay Pierce. and David L. Self and Elizabeth S. Chrisman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 6th day of December, 2018.

Notary Public at Large
My Commission Expires:
11/17/19

R. Holt, L.P.

BY: Phillip N. Williams
Phillip N. Williams

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

R. Holt, L.P.

BY: Nancy G. Williams
Nancy G. Williams

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phillip N. Williams and Nancy G. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he are ~~members~~ Partners of R. Holt L.P. and that he is authorized by R. Holt L.P. to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 6th day of December, 2018.

Notary Public at Large
My Commission Expires: 11/17/19

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

WITNESS my hand this 6th day of December, 2018.

Timothy H. Self

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timothy H. Self with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, TN, this 6th day of December, 2018.

Notary Public at Large
My Commission Expires: My Commission Expires May 1, 2021

WITNESS my hand this 6th day of December, 2018.

John R. Pierce

John R. Pierce

State of Maryland
County of Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John R. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Olney, MD, this 6th day of December, 2018.

Anthony F. Chute

Notary Public at Large
My Commission Expires:
03-09-2020