This Instrument Prepared By
Murfree & Goodman, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Karen Y Johnson Davidson County
Batch# 180571 DEEDWARR
01/04/2019 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190104-0001068

Name and Address of New Owner:
Ahmad Azmi Mukahal
207 Neal Avenue
Smyrna, TN 37167

Send Tax Bills To:
SAME

Map 71, Group 3, Parcel 107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHN B. LIVINGSTON and MICHAEL B. LIVINGSTON**, has this day bargained and sold and does hereby transfer and convey unto **AHMAD AZMI MUKAHAL,** his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit

Beginning at a point, said point being located on the easterly margin of Dickerson Pike a distance of 83.0', more or less, from the intersection of Dickerson Pike and Kingston Street, thence along said margin bearing N 34 degrees 00' 41" E, a distance of 83.01 feet, more or less, to a point; thence continuing along said margin bearing N 28 degrees 22' 54" E, a distance of 144.0 feet more or less, to the northwest corner of said property; thence along a line bearing S 86 degrees 03' 46" E. a distance of 160.94 feet, to a point at the northeast comer of said property; thence along a line bearing S 45 degrees 21' 35" W, a distance of 131.0 feet, more or less, to a point on the northerly margin of an existing alley; thence along said alley margin in a westward direction, a distance of 10.0 feet, more or less, to a point; thence continuing along said alley margin now bearing S 25 degrees 21' 35" W, a distance of 90.35 feet, more or less, to a point on the southerly margin of said property, thence along a line bearing N 86 degrees 03' 46" W, a distance of 150.94 feet, more or less, to the point of beginning and containing 35,7000 square feet, more or less.

Being the same property conveyed to John B. Livingston and Michael B. Livingston by Warranty Deed from Diane Easterling, Trustee of record in Instrument Number: 20011003-0107247 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that they lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that the same is unencumbered, except the 2019 property taxes, which have

been prorated between the parties.

The undersigned further covenants and binds themselves, their heirs, successors and representatives, to forever warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HANDS of the undersigned on this the 3rd day of January, 2019.

JOHN LIVINGSTON

MICHAEL B. LIVINGSTON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JOHN LIVINGSTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 3 day of January, 2019.

Notary Public

My commission expires: 6/20/2019

M.B. MURFREE, IV STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **MICHAEL B. LIVINGSTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 3 day of January, 2019.

Notary Public

My commission expires: 3/8/2021

CARLA PATTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 3 day of January, 2019.

Notary Public
My commission expires: 6/20/2019

M.B. MURFREE, IV STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

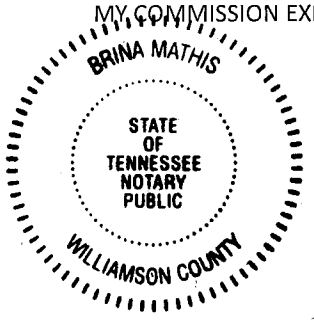
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).