Karen Johnson Davidson County
Batch# 215310 DEEDWARR
04/09/2019 08:16:10 AM 2 pgs
Fees: $13.00 Taxes: $37.00

20190409-0032007

ADDRESS NEW OWNERS and
SEND TAX BILLS:
HAMEED AL-ASADI
418 E. Trinity Lane
Nashville TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
106 - 16 - 63 (no title search)
(Legal prepared from prior deed)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, QANI ISMAIL, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to HAMEED AL-ASADI, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 18 on the map showing subdivision of W. H. Williams Land, Third District, Davidson County, Tennessee, as of record in Book 547, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 18 is described as follows: Beginning on the northeasterly side of the Murfreesboro Turnpike opposite the center of a road the southeast corner of said Lot; thence with said Turnpike north 50° west 109 feet to the center of Mill Creek; thence down the center of said creek north 35° east 685 feet, north 51 1/2° east 910 feet to the northwest corner of said Lot; thence south 86 1/2° east 119 feet to a point 12 feet east of a small hackberry; the northeast corner of said lot near said road; thence south 41 1/4° west 845 feet to a point in the center of said road; thence with the center of said road south 43 3/4° west 800 feet to the beginning. containing 5.64 acres, more or less.

Being the same property conveyed to Qani Ismail by Quiclaim Deed from John George Miller, IV, recorded on August 8, 2017, in Instrument No. 20170808-0081105, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as 5.64 acres on Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 5 day of April, 2019.

QANI ISMAIL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, QANI ISMAIL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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