Karen Johnson Davidson County
Batch# 238971 DEEDWARR
06/05/2019 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20190605-0053740

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1249

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fahim Eryan 2158 Una Antioch Pike Antioch, TN 37013	Fahim Eryan 2089 Brookstone Dr Mt. Juliet, TN 37122	149-00-0-026.00

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,

Pamela R. Meadows, unmarried

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

Fahim Eryan,

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:

Being a certain parcel of land in the 29th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows;

Beginning at an iron rod situated on the Easterly margin of Una-Antioch Pike (60' RW); said iron rod being a common corner of the herein described tract and the Sam B. Sanders, Jr. Property as recorded in Book 8100, page 138 RODC, Tn;

Thence, leaving the said margin of said road and along the common boundary line between Sanders and the subject property, and generally with an old fence line South 81 degrees 04 minutes 57 seconds East - 153.49 feet to an old fence post;

Thence, North 63 degrees 09 minutes 21 seconds East - 220.36 feet to an old fence post;
Thence, South 85 degrees 06 minutes 59 seconds East - 46.02 feet to an old fence post;
Thence, South 45 degrees 53 minutes 59 seconds East - 183.82 feet to an old fence post;
Thence, North 81 degrees 51 minutes 56 seconds West 120.28 feet to an old fence post;
Thence, South 56 degrees 46 minutes 56 seconds West 159.58 feet to an old fence post;
Thence, South 43 degrees 45 minutes 12 seconds West 110.39 feet to an old fence post;
Thence, South 37 degrees 55 minutes 39 seconds West 111.37 feet to a 36" Osage Orange Tree;
Thence, South 10 degrees 44 minutes 51 seconds West - 72.52 feet to an old iron rod;
Thence, South 85 degrees 33 minutes 10 seconds East - 325.58 feet to a fence corner;
Thence, South 09 degrees 13 minutes 26 seconds West 243.59 feet to a fence corner;
Thence, South 80 degrees 15 minutes 52 seconds West 224.02 feet to a fence corner;
Thence, South 08 degrees 14 minutes 07 seconds East - 54.38 to a 30" Osage Orange tree;
Thence, South 49 degrees 44 minutes 33 minutes West - 82.50 feet to an old fence post;

Thence, South 33 degrees -01 minutes 48 seconds West 72.62 feet (passing the Northwest corner of Chelsa Village Addition, Section 3 as recorded in Book 9700, Page 45, RODC, Tn) to an old iron rod; said iron rod also being the Northeast corner of Oakwood, Phase 4 as

recorded in Book 7900, page 269, RODC, Tn;

Thence, leaving the Westerly boundary line of Chelsa Village Addition, Sec. 3 and along the Northerly boundary line of Oakwood, Phase 4, South 50 degrees 45 minutes East 645.89 feet to an old iron rod situated in the Easterly margin of the aforementioned Una-Antioch Pike;

Thence, with the said margin of said Pike and in a Northeasterly direction with a curve to the left having a radius of 6931.21 feet an arc length of 59.94 feet (cord = North 44 degrees 18 minutes 37 seconds East 59.94') to a point;

Thence, North 44 degrees 04 minutes 11 seconds East - 536.40 feet to the point of beginning. Containing 9.20 Acres (400,673 SF).

Being the same property conveyed to Pamela R. Meadows by Warranty deed from CFR Partners, a Tennessee Partnership of record in Instrument No. 20080222-0017704 Register's Office for Davidson County, Tennessee, dated February 22, 2008 and recorded on February 22, 2008.

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: 2158 Una Antioch Pike, Antioch, TN 37013

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 30th day of May, 2019.

Pamela R. Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela R. Meadows** 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 and official seal at Brentwood, Tennessee this 30th day of May, 2019.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/3/21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY