Karen Johnson Davidson County
Batch# 248462 DEEDWARR
06/25/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $399.60
20190625-0061564

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sammy Said	OWNER	150-00-0-037.00
(NAME)	(NAME)	
7060 Red Apple Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorothy Carolyn Hall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sammy Said and Magdi Hanna, as tenants in common,** 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 described as follows: Commencing at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the 3155 Anderson Road travel South 7 deg. 26' 19" East 272.04 to the true point of beginning at the northwest corner of the property described herein, travel thence South 82 deg. 33' 41" East 158.95 to an iron pin, thence South 6 deg. 40' 30" West 134.10 thence South 81 deg. 19' 32" East 108.00 to an iron pin, thence South 9 deg. 15' 39" West 101.94 to an iron pin, thence South 9 deg. 15' 39" West 80.64 to an iron pin, thence South 7 deg. 32' 17" West 348.81 to an iron pin, thence North 74 deg. 39' 44" West 365.98 to an iron pin, thence North 6 deg. 30' 12" East 299.19 to an iron pin, thence North 8 deg. 14' 46" East 221.03 to an iron pin, thence South 81 deg. 24' 19" East 102.00 to an iron pin, thence North 7 deg. 26' 19" East 100.47 to an iron pin at the true point of beginning, containing 211749.1 SF or 4.9 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Included with the above property described but excluded from a fee simple conveyance is a perpetual easement for utility services hereby conveyed by Grantor to Grantee their heirs and assigns described as follows: beginning at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the margin of Anderson Road travel South 81 deg. 03' 46" East 20.00 to a point, thence South 7 deg. 26' 19" West 274.04 to a point, thence North 82 deg. 33' 41" West 20.00 to an iron pin, thence North 7 deg. 26' 19" East 272.04 to the point of beginning, containing 5475.6 SF or 0.1 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Being part of the same property conveyed to Sam A. Hall, Jr and wife, Dorothy Carolyn Hall by deed of record in Book 3850, Page 569, Register's Office for Davidson County, Tennessee.

The said Sam A. Hall, Jr. having since died.

The Grantor is aware of a possible cemetery located on the property.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☑

This is improved ☐ property, known as Anderson Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hands this 24th day of June, 2019.

Dorothy Carolyn Hall

Dorothy Carolyn Hall

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dorothy Carolyn Hall the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2019.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: August 16, 2020

File No.: 21574

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)