Karen Johnson Davidson County
Batch# 251383 **DEEDWARR**
07/02/2019 09:22:40 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20190702-0064280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me this 1ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Martinez and Juan Carlos Martinez	SAME AS NEW OWNER (NAME)	
3534 Dickerson Pike (ADDRESS)	(ADDRESS)	050-00-0-040.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Saed Qiqieh, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David J. Martinez and Juan Carlos Martinez, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT: 1
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF LOT NUMBER 1 ON THE MAP OF DIVISION OF NEWLINE HOME TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY TR SANFORD, SURVEYOR, DATED JULY 17, 1960, DESCRIBED AS F BEGINNING AT A POINT IN THE CENTER OF DICKERSON ROAD, BEING THE SOUTHEAST CORNER OF THE PROPERTY KNOWN AS THE 1.03 ACRES TRACT CONVEYED TO ELIZABETH REINHARDT AND MARSHALL S. NEWLIN, BY DEED OF RECORD IN BOOK 1855 , PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF SAID 1.03 ACRE TRACT, SOUTH 83 DEGREES 30 MINUTES WEST 262.8 FEET TO A POINT IN THE CENTER OF A BRANCH; THENCE SOUTH 20 DEGREES 30 MINUTES EAST WITH THE CENTER OF SAID BRANCH A DISTANCE OF 118 FEET TO A POINT; BEING THE NORTHWEST CORNER OF THE OL REINHARDT TRACT; THENCE WITH THE NORTH BOUNDARY LINE OF SAID REINHARDT PROPERTY; NORTH 83 DEGREES EAST A DISTANCE OF 242 FEET TO A POINT IN THE CENTER OF DICKERSON ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 11 DEGREES WEST 113 FEET TO THE POINT OF BE

TRACT 2:
LAND DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN LAND SURVEYING COMPANY, INC. APRIL 12, 1971, AS FOLLOWS:
BEGINNING AT AN IRON PIN AND AN OLD FENCE POST SAID POINT BEING LOCATED SOUTH 83 DEGREES 15 MINUTES 243 FEET FROM THE CENTER OF DICKERSON PIKE IN THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JW COLE, JR., AND WIFE, BY DEED OF RECORD IN BOOK 3102, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 86 DEGREES 12 MINUTES 13 SECONDS WEST 136.70 FEET TO AN IRON PIN; THENCE NORTH 4 DEGREES 39 MINUTES 19 SECONDS WEST 76.59 FEET TO AN IRON PIN; THENCE SOUTH 85 DEGREES 15 MINUTES 19 SECONDS EAST 120.48 FEET TO AN IRON PIN; THENCE SOUTH 21 DEGREES 28 MINUTES 57 SECONDS EAST 61.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO SAED QIQIEH, A MARRIED PERSON BY WARRANTY DEED FROM ELIZABETH RHEA HIETT, A SINGLE PERSON OF RECORD IN INSTRUMENT NUMBER 20170221-0017202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 3534 Dickerson Pike, Nashville, TN 37207
(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 hand(s) this 1st day of July, 2019.

Saed Qiqieh

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of July, 2019.

Notary Public

DANIEL WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/2021

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072