STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,999.00.

Annette Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2019.

Michelle Lee Summar
Notary Public
MY COMMISSION EXPIRES: 9/15/2021
File No. G19-5550

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Karen Johnson Davidson County
Batch# 256073 DEEDWARR
07/12/2019 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190712-0068163

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Iman Asaad (NAME)	Inman Asaad (NAME)	075-10-0-129
8308 Gordon Lane (STREET ADDRESS)	8308 Gordon Lane (STREET ADDRESS)	
Hermitage, TN. 37076 (CITY) (STATE) (ZIP)	Hermitage, TN. 37076 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John W. Stagner, Jr. and Rachel Stagner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iman Asaad**, 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 Lot No. 66 on the plan of Hermitage Estates, of record in Book 3300, Page 70 and 71, Register's Office for said County.

Said Lot No. 66 fronts 80 feet on the southeasterly side of Gordon Lane and extends back 160.35 feet on the northeasterly line and 158.43 feet on the southwesterly line, to a dead line in the rear on which it measures 80.03 feet.

Being the same property conveyed to John W. Stagner, Jr. by Deed dated March 29, 1989, recorded March 30, 1989, in Book 7804, Page 720, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8308 Gordon Lane, Hermitage, TN 37076.

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. Whenever 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 8th day of July, 2019.

John W Stagner Jr by Rachel Stagner Attorney in fact
John W. Stagner, Jr. by Rachel Stagner, his Attorney-In-Fact

Rachel Stagner
Rachel Stagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2019, before me personally appeared Rachel Stagner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2019.

Preston D Matth
Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rachel Stagner, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of July, 2019.

Preston D Matth
Notary Public

My Commission Expires: 6/22/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

