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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 266548 DEEDWARR
08/05/2019 10:12:25 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190805-0077186

WARRANTY DEED

Address New Owner(s):
Abolghassem Fatheddin
1131 Pin Oak Lane
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map/Parcel: 07206036200

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, **Emma Louise Rider, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Abolghassem Fatheddin**, hereinafter called the Grantee(s), their successors 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. 1 on the Plan of a subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, as of record in Book 4595, page 60 in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 102.9 feet, more or less, on the easterly side of Gallatin Road and runs back between lines, 56.4 feet, more or less, on the northerly side and 84.9 feet, more or less, on the southerly side, which is the northerly margin of an alley, to a line in the rear, measuring 85.15 feet, more or less.

AND included that portion of adjoining alley No. 1116 resulting from the closing of said alley by ordinance of the Metropolitan County Council Ordinance No. BL2000-253.

BEING part of the same property conveyed to Emma Louise Rider by Quitclaim Deed from Richard L. Rider (aka Rick Rider), dated March 29, 2012, and filed at Instrument No. 20120330-0027210, said Register's Office.

The above described property is not the martial residence of Grantor and has never been used as a marital residence.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all matters as shown on the recorded plat; and any and all restrictions and zoning regulations which may be applicable.

This is improved property known as: 3210 Gallatin Pike, Nashville, TN 37216

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 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 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) as on the date shown on the Notary forms.

Emma Louise Rider

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 1st day of August, 2019.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

Affiant

Subscribed and sworn to before me this 1st day of August, 2019.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public