Karen Johnson Davidson County
Batch# 273682 DEEDWARR
08/20/2019 08:59:26 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190820-0083212

Send Tax Stat
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Jad Ayesh
5395 Cane Ridge Road
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel: 174-00-0-168.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BETTYE JEAN ERCHUL FORMALLY KNOWN AS BETTYE JEAN HUDDLESTON**, has this day bargained and sold and does hereby transfer and convey unto, **JAD AYESH,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being part of the Old Carper Homeplace, shown on plan of record in Book 2, Page 67 and 82, Chancery Court of Nashville, being approximately 1 acre carved out of 11 acre tract conveyed to Buford L. Huddleston and wife, Kathleen Huddleston in Book 4044, Page 328, Register's Office of Davidson County, Tennessee, the 11 acre tract being a triangular shaped parcel lying in the southeast corner of the 137.5 acres W. W. Carper Lands. The one acre tract is bounded on the north by and including part of the Columbia Natural Gas lines, on the east by Cane Ridge Road; on the south and west by land retained by Buford L. Huddleston etux; and more fully described according to a survey by E. L. Miller Jr., and Co dated June 14, 1972, as follows:

Beginning at a point in the westerly margin of Cane Ridge Road, thence with a new line with Buford L. Huddleston, South 45 degrees 08' West, 184.0 feet to a point; thence with a new line with Buford L. Huddleston, North 52 degrees 10' West, 201.1 feet crossing the gas lines to a point; thence with the gas line easement, North 45 degrees 08' East, 250 feet to a point in the westerly margin of Cane Ridge Road, with a curve in a southerly direction having a chord bearing of 11 degrees 38 minutes and a radius of 637.0 feet and a length of 127.44 feet to a point; thence South 29 degrees 51' East, 76.56 feet to the point of beginning.

Being the same property conveyed to Bettye Jean Huddleston by Quitclaim Deed from Larry Buford Huddleston, dated October 22, 2001, OF RECORD IN Instrument Number 20011220-0140426, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Easement(s) granted to Betty Jean Huddleston for right-of-way of record in Instrument No. 20090323-0025925; Easement(s) granted to Columbia Natural Gas lines of record in Book 3763, Page 4; and to any and all matters shown on said plan and/or survey of record; all of said Register's Office.

Grantor declares under penalties and perjury the property being conveyed has not been used for marital abode.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JAD AYESH,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of August, 2019.

Bettye Jean Erchul formally known
as Bettye Jean Huddleston

formerly known as

Bettye Jean Huddleston

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Bettye Jean Erchul formally known as Bettye Jean Huddleston, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 12th day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 12th day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County