Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT190800 266

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$299,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Karen Johnson Davidson County
Batch# 278212 DEEDWARR
09/03/2019 08:39:27 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20190903-0088133

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nabil Ahmidi	SAME	**119-04-0-120**
315 Lawndale Drive		
Nashville, TN 37217		

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, WE,

Nadiah L. Saki and James O. Edwards, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabil Ahmidi, a single man

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. 134, Section 3, Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 134 fronts 160 feet on the Northwesterly side of Lawndale Drive and runs back between parallel lines 230.3 feet on the Northeasterly line and 271.9 feet on the Southwesterly line, to a dead line in rear, which is a broken line measuring 80 feet thereon.

Being the same property conveyed to NADIAH L. SAKI AND JAMES O. EDWARDS, WIFE AND HUSBAND, by deed from JUSTIN L. NEECE AND WIFE, MICHELLE P. NEECE, of record of record in Instrument No. 20120619-0053572, dated June 18, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **315 Lawndale Drive, Nashville, TN 37217**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of August, 2019.

Nadiah L. Saki

James O. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nadiah L. Saki and James O. Edwards**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **August, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC