WARRANTY DEED

Karen Johnson Davidson County
Batch# 285542 DEEDWARR
09/16/2019 08:14:41 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20190916-0093294

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Salam Khalid Said and Gullizar Saleh Abdullah 13820 Old Hickory Blvd. Antioch, TN 37013	new owner	18200001302

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Austin T. Jennings and Kathryn K. Jennings, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Salam Khalid Said and Gullizar Saleh Abdullah, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being part of the "Porter Property" located on Hobson Pike and described according to a survey by John Kohl, Surveyor, dated September 23, 1968. Beginning at a point in the center of Hobson Pike, being the southwest corner of the property conveyed to Newman C. Shankle and wife, in Book 3529, page 349, Register's Office for Davidson County, Tennessee; thence with the center line of Hobson Pike, North 21 degrees 18 minutes west 100 feet; thence continuing with said center line North 26 degrees 50 minutes west 100 feet; thence continuing further with said center line north 30 degrees 35 minutes west 100 feet to a point, thence north 84 degrees 40 minutes east 415 feet to a corner post; thence south 2 degrees 35 minutes west 235 feet to a point; thence north 88 degrees west 100 feet to a point; thence south 5 degrees east 95 feet to a point; thence north 87 degrees 45 minutes west, 168 feet to the point of beginning.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-15820

Being part of the same property conveyed to Austin T. Jennings, unmarried by Warranty Deed from Toni Jennings and Troy Jennings, wife and husband dated 07/08/2016 and recorded 07/12/2016, of record in Instrument No. 20160712-0071340, Register's Office for Davidson County, Tennessee.
Kathryn K. Jennings, Wife of Austin T. Jennings, hereby joins in this conveyance for the purpose of conveying any and all rights, title and interest she may have in the subject property by marital or otherwise.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 13820 Old Hickory Blvd., Antioch, TN 37013

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 the 9th day of September, 2019.

Austin T. Jennings

Kathryn K. Jennings

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Austin T. Jennings and Kathryn K. Jennins with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of September, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

