Karen Johnson Davidson County
Batch# 289452 DEEDWARR
09/23/2019 09:53:22 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20190923-0096237

# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File# 13983

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Walid Al-Nimri<br>Joyce Al-Nimri | New Owner | 05300002300<br>05300001600 |
| 302 Rollingwood Rd<br>~~1505/1507 Robinson Road~~ (NAME) | (NAME) | |
| Old Hickory, TN 37138<br>~~Old Hickory, TN 37138~~ (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Bockman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walid Al-Nimri and Joyce Al-Nimri, husband and wife,** 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:

Tract One: 1507 Robinson Rd

Land in the 4th Civil District of Davidson County, Tennessee, being a part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory and being further known and identified as Lot No. 3 on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc., dated July 6, 1967, as follows:

BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the common corner of Lots 2-A and 3; thence with the line between said Lots, North 32° 50'30" East 134.16 feet to a point in the southwesterly right of way of the Tennessee Central Railroad; thence with the line of the same, North 48° 20' 30" West 71 feet to the common corner of Lot 4; thence with the line between Lots 3 and 4, South 33° 00' West 154.10 feet to the margin of By-Pass Highway, now Robinson Road; thence with the margin of the same, South 64° 29' East 71 feet to the point of beginning.

Tract Two: 1505 Robinson Rd

Land in the 4th Civil District of Davidson County, Tennessee, being part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory, and being further shown and identified as Lot 2-A, on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc. dated July 6, 1967, as follows: BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the southwest corner of the property conveyed to Kerr-McGee Corporation, by deed of correction in Book 4166, page 184; Register's Office; thence with said Corporation's northwesterly line, North 31° 57' East 114 feet to a point in the southwesterly margin of Tennessee Central Railroad right of way; thence with the margin of the same, North 49° 54' 40" West 70.4 feet to the northeast corner of the property conveyed to Pern Hensley and wife, by deed of correction in Book 4166, Page 182; thence with their southeasterly line, South 32° 50' 30" West 134.16 feet to a point, in the northeasterly margin of said By-Pass Highway; thence with the same, South 66° 07'East 72.5 feet to the point of beginning.

Being the same property conveyed to Jeremy Bockman, by deed of record in Instrument No. 20110406-0026559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1505/1507 Robinson Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of September, 2019.

Jeremy Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jeremy Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2019.

Notary Public
My Commission Expires:

File No.: 13983

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022