RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File# 518362

Karen Johnson Davidson County
Batch# 289812 DEEDWARR
09/23/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190923-0096410

WARRANTY DEED

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

State of Tennessee
County of Davidson

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

Dana Warsop
Affiant

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

Robyn Dubray
Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

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
Christy Chongun Kim	New Owner	1604003600
(NAME)	(NAME)	
711 Harding Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, We, **Mohammed S. Sofi and Salwa Rashid, f/k/a Sedeka I. Salih, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christy Chongun Kim,**_____ 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. 702 on the Plan of Section Ten, Caldwell Hall of record in Book 3106, Page 79 Register's Office for said County.

SAID Lot No. 702 fronts 82.55 feet on the broken southerly margin of Harding Place and extends back 152.43 feet on the westerly line and 160.0 feet on the easterly line to a dead line in the rear, measuring 89.4 feet thereon.

INCLUDED in the above description, but excluded therefrom is that portion of the property conveyed to the State of Tennessee by Warranty Deed of record in Book 10614, Page 224, described as follows:

BEGINNING at a point on the common property line between Maxie W. Sloan and Frances M. Sloan and the grantors herein, said point being on the south existing right of way line of State Route 255 (Harding Place) and located 36.78 feet right of State Route 255 (Haring Place) survey centerline station 122+78.67; thence with said existing right of way line Northeasterly with a curve to the left having a radius of 1,560.32 feet an arc distance of 64.78 feet to a point located 37.04 feet right of survey centerline station 123+41.83; thence continuing with said existing right of way line North 82 degrees 12 minutes 10 seconds East a distance of 18.48 feet to a point located 37.17 feet right of survey centerline station 123+60.21, said point being on the common property line between Billie B. Foster and the grantors herein; thence with said common property line South 07 degrees 52 minutes 16 seconds East a distance of 11 feet, more or less, to a point located 48 feet right of survey centerline station 123+60.15, said point being on the south proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line South 81 degrees 47 minutes 43 seconds West a distance of 14.65 feet to a point located 48 feet right of survey centerline station 123+45.50; thence continuing with said proposed right of way line Northwesterly with a curve to the right having a radius of 1,484.79 feet an arc distance of 67 feet, more or less to a point located 48 feet right of survey centerline station 122+78.71, said point being on the common property line between Maxie W. Sloan and Frances M. Sloan and the grantors herein; thence with said common property line North 05 degrees 43 minutes 54 seconds East a distance of 11 feet, more or less, to the POINT OF BEGINNING and containing 923 square feet, more or less.

Being the same property conveyed to Mohammad S. Sofi and spouse Sedeka I. Salih by deed of record in Instrument No. 20080805-0080555 , Register's Office for Davidson County, Tennessee.

Sedeka I. Salih changed her name to Salwa Rashid. A Petition for name change filed in the U.S. District of Middle Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 711 Harding Pl., Nashville, TN 37211
(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.

Mohammed S. Sofi

Salwa Rashid
Salwa Rashid

State of Tennessee
County of Davidson

Personally appeared before me Mohammed S. Sofi and Salwa Rashid, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public _____
My Commission Expires: _____

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

File No.: 14230

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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