Name and Address of New Owner:
Fahim Eryan
2089 Brookstone Dr.
Mt. Juliet, TN 37122
Send Tax Bills TO:
Fahim Eryan
2089 Brookstone Dr.
Mt. Juliet, TN
37122

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 300837 DEEDWARR
10/15/2019 09:48:30 AM 6 pgs
Fees: $33.00 Taxes: $758.50
20191015-0105420

Map & Parcel No: 164-00-0-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary D. Scott, and Mary D. Scott, Trustee for the Revocable Trust of Mary A. Duncan, dated November 9, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fahim Eryan,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land situated in the 33rd council district of Davidson County, Antioch, Tennessee, being more particularly described as follows:

Commencing at the approximate centerline intersection of Cottage View Lane and Mt. View Road, thence northeasterly along the northerly margin of Mt. View Road, at an approximate distance of 79.1+/- feet to a 5/8" iron rod set with a pink Dale and Associates cap, at approximate Tennessee State Plane Coordinates, N:629,133.87, E:1,787,087.22, and being the Southwest Corner of Open Space "E", Phase one, Keeneland Downs, of record in Instrument number 20070612-0070162, R.O.D.C., TN, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and being the point of beginning of herein described land;
thence with said margin, South 55°24'19" West, a distance of 137.62 feet to an iron rod found, set by TN RLS # 1123 to the southeast property corner of Hall Chapel Baptist Church, of record in Deed Book 805, Page 360, R.O.D.C., TN;
with the church line for the next (3) three calls;
thence, North 38°11'35" West, a distance of 75.00 feet to 5/8" iron rod set with a pink Dale and Associates cap;
thence, South 67°39'24" West, a distance of 70.55 feet to 5/8" iron rod set with a pink Dale and Associates cap;
thence, South 38°11'35" East, a distance of 90.00 feet to 5/8" iron rod set with a pink Dale and Associates cap on the Northerly Margin of Mt. View Road;
thence with said margin, South 55°24'19" West, passing an 1/2" iron rod, with no cap at 81.93 feet, being a total distance of 822.90 feet to 5/8" iron rod set with a pink Dale and Associates cap;
thence with a curve turning to the left with an arc length of 6.93 feet, with a radius of 979.93 feet, with a chord bearing of South 55°12'10" West, with a chord length of 6.93 feet, to an 5/8" iron rod set with a pink Dale and Associates cap at the south east property corner of Marsha Drew, of record in Deed Book 10915, Page 969, R.O.D.C., TN;
thence leaving said margin with Drew easterly line, North 09°31'12" East, a distance of 150.00 feet to an iron rod found with yellow cap set by Northcutt at the southeast corner of Faith Hope & Love Fellowship of record in Instrument number 20050916-0111697, R.O.D.C., TN;

With the easterly line of Faith Hope & Love Fellowship for the next (3) three calls;
thence, North 09°31'12" East, a distance of 112.69 feet to an iron rod found with yellow cap set by Northcutt;
thence, North 11°21'39" East, a distance of 458.77 feet to an loose, iron rod found with yellow cap set by Northcutt;
thence, North 13°55'48" East, a distance of 309.15 feet to a iron rod found with yellow cap set by Northcutt on the southerly line of lot 109, Phase one, Keeneland Downs, of record in Instrument number 20070612-0070162, R.O.D.C., TN;

thence with the southerly lines of lots 109, 108 107 & 106, South 87°52'05" East, a distance of 255.09 feet to an iron rod found set by Anderson Delk, at the southerly most common property corner of lots 106 & 104;

thence with the westerly line of lot 104, Seabisquit Drive, lot 103 and open space "E", South 43°24'17" East, a distance of 566.41 feet to the point of beginning of herein described land, having an area of 421,992.17 square feet or 9.688 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2660, on May 21, 2019 and is based on survey work conducted by Dale and Associates in conjunction with project number 18009;

Being the same land conveyed to Mary D Scott, David C. Duncan and William R Duncan, Subject however to the estate for life hereby expressly reserved to Mary Alice Duncan, by Quitclaim Deed, from Mary Alice Duncan, dated November 19, 2002 and appearing in Instrument Number 20021120-0144453, R.O.D.C., TN;
Further Order in the Chancery Court for Davidson County, Tennessee, Case No. 18-0677-III showing the title to be vested in Mary A. Duncan, Mary D. Scott, David C. Duncan, Jr, and Sean Duncan. Order recorded in Instrument Number 20190222-0016230, Register's Office for Davidson County, Tennessee. Mary Alice Duncan having deceased on December 8, 2018. Last Will and Testament of Mary A. Duncan dated November 9, 2017, appoints her daughter, Mary D. Scott, as personal representative and all Tangible and non tangible property be vested in Mary A. Duncan Revocable Trust dated November 9, 2017.

Further property conveyed to Mary D. Scott by Quitclaim Deed from David C. Duncan, Jr., and Sean Duncan of record in Instrument Number
_____201910150105419_____, Register's Office for Davidson County, Tennessee.

INCLUDED HEREWITH BUT EXCLUDED THEREFROM A CEMETERY DESCRIBED AS FOLLOWS:

Legal Description for Cemetery Parcel.

Land situated in the 33rd council district of Davidson County, Antioch, Tennessee, being more particularly described as follows:

Commencing at the approximate centerline intersection of Cottage View Lane and Mt. View Road, thence northeasterly along the northerly margin of Mt. View Road, at an approximate distance of 79.1+/- feet to a 5/8" iron rod set with a pink Dale and Associates cap, at approximate Tennessee State Plane Coordinates, N:629,133.87, E:1,787,087.22, and being the Southwest Corner of Open Space "E", Phase one, Keeneland Downs, of record in Instrument number 20070612-0070162, R.O.D.C., TN, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and being the point of beginning of herein described land;

thence with said margin, South 55°24'19" West, a distance of 137.62 feet to an iron rod found, set by TN RLS # 1123 to the southeast property corner of Hall Chapel Baptist Church, of record in Deed Book 805, Page 360, R.O.D.C., TN;

thence with said line and the new southwesterly line of the cemetery Parcel, North 38°11'35" West a distance of 75.0 feet to an iron rod, set by Dale and Associates;

thence along a line North 52°40'52" West, a distance of 72.37 feet to an existing T post;

thence along a line, North 46°35'43" East, a distance of 140.85 feet to a point on the southwesterly line of the Open Space "E",

thence with said line, South 43°24'17" East, a distance of 167.19 feet to the point of beginning of herein described land, having an area of 20,980 square feet or 0.482 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor number 2660, on September 5, 2019 and is based on survey work conducted by Dale and Associates in conjunction with project number 18009;

Being the same land conveyed to Mary D Scott, David C. Duncan and William R Duncan, Subject however to the estate for life hereby expressly reserved to Mary Alice Duncan, by Quitclaim Deed, from Mary Alice Duncan, dated November 19, 2002 and appearing in Instrument Number 20021120-0144453, Register's Office for Davidson County, Tennessee.

Further Order in the Chancery Court for Davidson County, Tennessee, Case No. 18-0677-III showing the title to be vested in Mary A. Duncan, Mary D. Scott, David C. Duncan, Jr, and Sean Duncan. Order recorded in Instrument Number 20190222-0016230, Register's Office for Davidson County, Tennessee. Mary Alice Duncan having deceased on December 8, 2018. Last Will and Testament of Mary A. Duncan dated November 9, 2017, appoints her daughter, Mary D. Scott, as personal representative and all Tangible and non tangible property be vested in Mary A. Duncan Revocable Trust dated November 9, 2017.

Further being part of the same property conveyed to Mary D. Scott by Quitclaim Deed from David C. Duncan, Jr., and Sean Duncan of record in Instrument Number _____201910150105419_____, Register's Office for Davidson County, Tennessee

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years,

THIS IS UNIMPROVED PROPERTY KNOWN AS: 5995 MOUNT VIEW ROAD, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2019.

Mary D. Scott (SEAL)
Mary D. Scott

Mary D. Scott (SEAL)
Mary D. Scott, Trustee for Mary A. Duncan Revocable Trust

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of September, 2019, before me personally appeared Mary D Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2019.

Annette Williams
Notary Signature
My commission expires: 6/27/2023

ANNETTE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D. Scott, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee for the Revocable Trust of Mary A. Duncan, dated November 9, 2017, and that acting in such capacity and authorized to do so, executed the foregoing insstrument on behalf of said Revocable Trust of Mary A. Duncan, dated November 9, 2017 for the purpose therein contained.

Witness my hand, at office, this 17th day of September, 2019.

Annette Williams
Notary Signature
My commission expires: 6/27/2023

ANNETTE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, 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
17th day of September, 2019.

Notary Public
My commission expires: 6/27/2023
File No. 2019-70



ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY