Name and Address of New Owner:
Usama Eskander and Angel Eskander
1009 Oak Ridge CT
Nashville, TN 37013
Send Tax Bills To:
Usama Eskander and Angel Eskander
1009 Oak Ridge CT
Nashville TN 37013
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 301395 DEEDWARR
10/16/2019 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $217.56
20191016-0105937

Map & Parcel No: 150000101.00

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, **Brad Dodge**, a single man "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Usama Eskander and Angel Eskander,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 5 on the plan showing the division of the lands owned by Mattie Foster in accordance with the provision of her will. Said Land is Lot No. 1 in the division of the land owned by Robert Foster. Said Plan is not yet of record but will be recorded. Said Tract No. 5 is more particularly described as follows:

Beginning at a point on the Hamilton Road, 311 feet west from the southeast corner Lot 1 in division of and owned by Robert Foster heretofore referred to; thence north 84 1/2 degrees west 513 feet along the middle of said Hamilton Road to a point; thence north 4 degrees east along the east side of a 20 foot avenue 303 feet to a point; thence north 3 1/2 degrees east along said avenue 551.5 feet to a point in the south 86 1/2 degrees east 494 feet to a point on the west line of Tract No. 4; thence south 3 1/2 degrees west 873.5 feet to the beginning corner.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED therefrom are all the Tracts heretofore conveyed. Said property contains about four (4) acres.

Being a portion of the same property conveyed to Brad Dodge, by Warranty Deed from Gay Levine Eisen, Executrix of the Estate of Morris Levine, recorded January 04, 2016, of record in Instrument No. 20160104-0000151, in the Register's Office of Davidson County, Tennessee.

This is improved property known as Hamilton Church Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 7th day of October, 2019.

(SEAL)
Brad Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2019, before me personally appeared Brad Dodge, 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 7th day of October, 2019.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $58,800.00, 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
7th day of October, 2019.

Notary Public
My commission expires: 3-8-22
File No. 2019-580

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dilara Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19