WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD — Exp. 4-13-2022

Karen Johnson Davidson County
Batch# 301986 DEEDWARR
10/17/2019 08:50:54 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20191017-0106326

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0795

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmed Nabeel Al Allaq, a single man	New	Map: 174110A00700CO
(NAME) 1028 Blairfield Dr.	(NAME) Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHERRY JACKSON, UNMARRIED AND BRITTANY CLARK F/K/A BRITTANY JACKSON, AND HUSBAND, JON C. CLARK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AHMED NABEEL AL ALLAQ, A SINGLE MAN,

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. 7, on the Plan of Cane Ridge Farms, Phase One, of record in Instrument No. 20000825-00836988, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sherry Jackson and Brittany Jackson, both unmarried, by deed from Thomas Ford and James M. Fischer, of record in Instrument No. 20100219-0012802, dated February 16, 2010, Register's Office for said County. The said Brittany Jackson is now known as Brittany Clark.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20000825-00836988, said Register's Office.

Transmission Line Easement of record in Book 4428, Page 565, said Register's Office.

Water Mains Easement of record in Book 5078, Page 476, said Register's Office.

Easement of record in Book 11431, Page 163, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000905-0087103; Instrument 20001204-0119093; Instrument 20010815-0088370; Instrument 20041102-0131848; Instrument 20100526-0040558, said Register's Office.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

unimproved ☐
This is improved ☒ property, known as 1028 Blairfield Dr., Antioch, TN 37013
(House No.) (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 our hands this 10th day of October, 2019.

Sherry Jackson

Sherry Jackson

Brittany Clark

Brittany Clark

Jon C. Clark by Brittany Clark, his attorney in Fact

Jon C. Clark, by Brittany Clark, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of October, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brittany Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of October, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Brittany Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Jon C. Clark, as his Attorney-in-Fact, as the free act and deed of the within named Jon C. Clark.

Witness my hand and official seal this 10th day of October, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.