

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of October, 2019.

NOTARY PUBLIC

My commission expires: 3-21-20

Karen Johnson Davidson County
Batch# 306807 DEEDWARR
10/28/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20191028-0110212

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rahim Omer and Hameeda Omer	**New Owner**	12400008900
(NAME)	(NAME)	
3236 Thoroughbred Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $180,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gary G. O'Guin and wife, Linda F. O'Guin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rahim Omer and Hameeda Omer, married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an existing concrete monument in the westerly line of a tract of land conveyed to Baltz Brothers by Deed recorded in Book 4916, Page 989, R.O.D.C., Tennessee, said monument being the common easterly corners of Lots 59 and 58 of Section One Bridle Path Subdivision as of record in Plat Book 5200, Page 229, R.O.D.C., Tennessee; thence,

1. With a new line severing the Baltz Brothers property S 82 degrees 38'10"E, 380.45 feet to an iron pin set, 25+/- feet from the centerline of an old dirt road; thence,
2. With a line parallel to and 25+/- feet west of said road S 07 degrees 43'17"W, 390.00 feet to an iron pin set; thence,
3. N 82 degrees 38'10"W, 327.30 feet to an iron pin set, said pin being the common easterly corner of Lots 57 and 56 of Section One Bridle Path Subdivision; thence,
4. With the easterly line of Lot 57 N 17 degrees 32'22"E, 198.11 feet to an iron pin set, said pin being the common easterly corners of Lots 58 and 59; thence,
5. With the easterly line of Lot 58, N 16 degrees 21'57"W, 213.01 feet to the point of beginning and containing 126,238 square feet, or 2.898 acres more or less.

Being the same property conveyed to Gary G. O'Guin and wife, Linda F. O'Guin by deed from Baltz Brothers, a Tennessee General Partnership, of record in Instrument No. 8159, Page 621, said Register's Office.

This property is __unimproved _X_improved property known as: 3236 Thoroughbred Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of October, 2019.

Gary G. O'Guin

Linda F. O'Guin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary G. O'Guin and Linda F. O'Guin, the herein bargainor, 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 the 25th day of October, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

