Karen Johnson Davidson County
Batch# 317399 DEEDWARR
11/19/2019 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $843.60
20191119-0119350

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Katherene Warren
Affiant

FRANK ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 14th day of November, 2019.

Notary Public

My commission expires: 10/6/24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

TN1912629

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nawras Alkhafaji	New Owner	**150-14-0D-036.00-CO**
4944 Secretariat Dr.		
Nashville, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Allison J. Pulk and Jason Michael Childress, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nawras Alkhafaji, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070612-0070162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison J. Pulk and Jason Michael Childress, wife and husband by Warranty deed from Keeneland Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121119-0106416 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 19, 2012.

This is improved property known as **4944 Secretariat Dr., Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of November, 2019.

Allison J. Pulk

Jason Michael Childress

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Allison J. Pulk and Jason Michael Childress, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of November, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000321-529

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070612-0070162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison J. Pulk and Jason Michael Childress, wife and husband by Warranty deed from Keeneland Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121119-0106416 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 19, 2012.

Being also known as 4944 Secretariat Dr. Nashville, Tennessee 37013.

Map & Parcel 150-14-0D-036.00-CO

SolomonParks File No. 19-000321-529

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022