WARRANTY DEED

Karen Johnson Davidson County
Batch# 319991 **DEEDWARR**
11/26/2019 08:50:09 AM 2 pgs
Fees: $13.00 Taxes: $12.95

20191126-0121970

O-FP-19-513

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohammed Naser	**Mohammed Naser**	
(NAME)	(NAME)	**052-05-0-131.00**
710 W. Old Hickory Blvd	**710 W. Old Hickory Blvd**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON KAY STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMED NASER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract 25 on the Plan of Revised Plan of Block - "K", Power and Roth Subdivision of Madison Park of record in Plat Book 974, Page 38, 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 James Donald Meadows and Mary Helen Meadows, Co-Trustees of the Meadows Community Property Trust dated August 5, 2014 by Quitclaim deed from James D. Meadows and wife, Mary Helen Meadows of record in Instrument No. 20150811-0080090 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 11, 2015. (

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **513 Yale Avenue, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 19 DAY OF NOVEMBER, 2019.

Sharon Kay Story, Trustee of The Meadows Community Property Trust dated August 5, 2014

BY: _____
Sharon Kay Story
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Kay Story, Trustee of The Meadows Community Property Trust dated August 5, 2014 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th day of November, 2019.

_____
Notary Public

My Commission Expires: 03/07/2023



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212