# WARRANTY DEED

Karen Johnson Davidson County
Batch# 340617 DEEDWARR
01/09/2020 08:19:17 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20200109-0002959

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 06/11/2023

(AFFIX SEAL)

LOGAN C. E. BELL
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Saja Al Alshalab | New Owner | 05813000200 |
| (NAME) | (NAME) | |
| 4231 Eatons Creek Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Clinton Harding and Tamaraha Harding, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Saja Al Alshalab, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a Survey made by C. J. Carney, survey, November 15, 1953, as follows:

Beginning at a point in the center of Eaton's Creek Road south 20 degrees 30 minutes east 200 feet from the intersection of the center line of said road and the center line of King's Lane; thence with the center line of said road south 20 degrees 30 minutes east 200 feet; thence south 69 degrees 30 minutes west 305 feet to the center of Eaton's Creek; thence with the center of said Creek north 20 degrees 30 minutes west 200 feet; thence north 69 degrees 30 minutes east 305 feet to the beginning.

Being the same property conveyed to Tamaraha D. Harding by Quitclaim Deed from Tamaraha D. Harding and husband, Clinton Harding, as tenants by the entirety, dated 09/18/1996 recorded 10/09/1996, of record in Book 10220, Page 218, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4231 Eatons Creek Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 411906
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of December, 2019.

Clinton Harding

Tamaraha Harding

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clinton Harding and Tamaraha Harding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of December, 2019.

Notary Public:
My Commission Expires: _____

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019