WARRANTY DEED

Karen Johnson Davidson County
Batch# 354591 DEEDWARR
02/06/2020 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $5,253.63
20200206-0014193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/6/21

(AFFIX SEAL)

FRANKLIN ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Firas M. Obeidat and Cori Jean Obeidat, husband and wife 3406 Belmont Boulevard Nashville, TN 37215	New Owner	117 12 1B 00100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **William E. Edwards, III and wife, Kristy L. Edwards,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Firas M. Obeidat and Cori Jean Obeidat, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 3406 BELMONT BLVD COMMONS, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201811060109968, and amended in Instrument No. 201812070119430, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to William E. Edwards, III, and wife, Kristy L. Edwards by Warranty Deed from Albert M. Lucas, Jr. and wife, Nelda B. Lucas dated 11/21/1988 and recorded 11/21/1988, of record in Book 7708, Page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3406 Belmont Boulevard, Nashville, TN 37215

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 my/our hand(s) this the 31st day of January, 2020.

William E. Edwards III
by Jennifer D. Stacey as attorney in fact
William E. Edwards, III by Jennifer D.
Stacey as Attorney-in-Fact

Kristy L. Edwards
by Jennifer D. Stacey as attorney in fact
Kristy L. Edwards by Jennifer D.
Stacey as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for William E. Edwards, III and Kristy L. Edwards, the within named bargainors, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William E. Edwards, III and Kristy L. Edwards, the bargainors, by the said Jennifer D. Stacey, as Attorney in Fact.

Witness my hand and official seal, this the 31st of January, 2020.

Lynn J. Babcock
Notary Public

My Commission Expires: 1-4-24

(SEAL)



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

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