Karen Johnson Davidson County
Batch# 379634 DEEDWARR
03/31/2020 09:50:53 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200331-0034285

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200300066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of March, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Al-Showeily	**SAME**	**174-00-0-009.00**
5911 & 5917 Pettus Road		**174-00-0-191.00**
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dornan Investments, LLC and Charles R. Dornan and wife, Martha J. Dornan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan Al-Showeily, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I - 5911 Pettus Road:
A tract of land situated in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Pettus Road, said iron pin being the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.D.C., TN, and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 00 deg. 03' East, 55.14 feet to a point; thence, with the westerly margin of Pettus Road, South 04 deg. 02' West, 55.14 feet to an iron pin set; thence leaving said westerly margin with the following five courses and distances common to Tract 2, to-wit: North 83 deg. 57' West, 211.46 feet to an iron pin set; North 49 deg. 19' West, 20.96 feet to an iron pin set; North 66 deg. 29' West, 191.42 feet to an iron pin set; North 71 deg. 32' West, 310.84 feet to an iron pin set; North 00 deg. 08' East, 466.02 feet to an iron pin set on the southerly line of a tract of land deeded to Charles R. Dornan as of record in Deed Book 5894, Page 186, R.O.D.C., TN; thence, with a line common to Dornan and Robert T. Burrow as of record in Deed Book 6858, Page 840, R.O.D.C., TN, South 83 deg. 48' East, 338.10 feet to an iron pin found, said iron pin being a common corner to Melvin Duane Boehm, thence, with a line common to Boehm, South 83 deg. 04' East, 96.92 feet to an iron pin found; thence, with a line common to Boehm, South 12 deg. 04' West, 480.42 feet to a creosote post fence corner; thence, with a line common to Boehm, South 82 deg. 25' East, 370.59 feet to the point of beginning and containing 5.25 acres more or less according to a survey by Billy Carl Tomlin & Associates RLS #383, dated June 21, 1994.

BEING the same property conveyed to Dornan Investments, LLC, by Quitclaim Deed from Charles R. Dornan and wife, Martha J. Dornan, dated 7/20/2015 and recorded 9/14/2015 in Instrument No. 20150914-0092935; and being the same property previously conveyed to Charles R. Dornan and wife, Martha J. Dornan, by Warranty Deed from Ruth Dunn and Silas Randall Dunn, Co-Executors of the Estate of Mary Ann Wisener, deceased, dated 7/22/1994 and recorded 7/26/1994 in Book 9417, Page 837, in the Register's Office of Davidson County, Tennessee.

TRACT II - 5917 Pettus Road:
A tract of land situated in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 110.28 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, page 980, R.O.D.C., TN, said iron pin being the southeast corner of Tract 1 and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 07 deg. 06' West, 171.28 feet to an iron pin set; thence, leaving said westerly margin with a line common to Tract 3, North 71 deg. 33' West, 1051.42 feet to an iron pin set on the easterly line of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, page 586, R.O.D.C., TN; thence, with a line common to Clark, North 00 deg. 08' East, 548.97 feet to an iron pin found on the southerly line of a tract of land deeded to Charles R. Dornan as of record in Deed Book 5894, page 186, R.O.D.C., TN; thence, with a line common to Dornan, South 83 deg. 54' East, 176.33 feet to an iron pin found; thence, with a line common to Dornan, South 83 deg. 48' East, 147.40 feet to an iron pin set, a common corner to Tract 1; thence, with the following five courses and distances common to Tract 1, to-wit: South 00 deg. 08' West, 466.02 feet to an iron pin set; South 71 deg. 32' East, 310.84 feet to an iron pin set; South 66 deg. 29' East, 191.96 feet to an iron pin set; South 49 deg. 19' East, 20.96 feet to an iron pin set; South 83 deg. 57' East, 211.46 feet to the point of beginning and containing 6.70 acres more or less according to a survey by Billy Carl Tomlin & Associates RLS #383, dated June 21, 1994.

BEING the same property conveyed to Charles R. Dornan and wife, Martha J. Dornan, by Warranty Deed from Ruth Dunn and Silas Randall Dunn, Co-Executors of the Estate of Mary Ann Wisener, deceased, dated 7/22/1994 and recorded 7/26/1994 in Book 9417, Page 834, in the Register's Office of Davidson County, Tennessee.

INCLUDED in the above described TRACT II, but EXCLUDED therefrom is the following described tract of land having been conveyed to SAF Properties, a Tennessee Partnership, by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, dated 2/8/2005 and recorded 2/11/2005 in Instrument No. 20050211-0015956, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEING a tract or parcel of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to the legal description prepared by Anderson, Delk, Epps & Associates, Inc., as follows:

STARTING at a point on the westerly margin of Pettus Road, said point being the most southeasterly corner of said Dornan Property and the most northeasterly corner of the Michael W. Jones Property of record at Instrument No. 20031031-0160419, Register's Office Davidson County, Tennessee; Thence with the common line of said Dornan and Jones Properties, North 71 Degrees 33 Minutes 00 Seconds West a distance of 712.45 feet to the Point of BEGINNING; Thence continuing with the northerly line of said Jones Property, North 71 Degrees 33 Minutes 00 Seconds West a distance of 338.97 feet to a Point; Thence with the easterly line of the Thelma W. Clark Property of record in Deed Book 7436 page 310, Register's Office Davidson County, Tennessee, North 00 Degrees 05 Minutes 00 Seconds East a distance of 545.97 feet to a Point; Thence with the southerly line of the property conveyed to SAF Properties as evidenced by deed of record at Instrument No. 20030523-0070966, Register's Office Davidson County, Tennessee; South 83 Degrees 54 Minutes 00 Seconds East a distance of 176.33 feet to a Point; Thence continuing South 83 Degrees 40 Minutes 00 Seconds East a distance of 147.40 feet to a Point; Thence with the southerly line of the Charles R. Dornan Property of record in Deed Book 9417 page 837, Register's Office Davidson County, Tennessee, South 00 Degrees 06 Minutes 00 Seconds West a distance of 466.02 feet to a Point; Thence with a new line, severing said Dornan Property, South 00 Degrees 06 Minutes 00 Seconds West a distance of 152.23 feet to the Point of BEGINNING, containing 4.302 acres or 187378 square feet more or less.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( ) **5917 Pettus Road, Antioch, TN 37013**

This is improved (X) property known as **5911 Pettus Road, Antioch, TN 37013**

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 our hands this 30th day of March, 2020.

Dornan Investments, LLC

BY: _____
Charles R. Dornan, Member

_____
Martha J. Dornan, Member

_____
Charles R. Dorman

_____
Martha J. Dorman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Dornan and Martha J. Dornan the bargainor(s) 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 at Lebanon, Tennessee, this 30th day of March, 2020.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles R. Dornan and Martha J. Dornan with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Members of Dornan Investments, LLC the within named bargainor, and corporation, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles R. Dornan and Martha J. Dornan as such Members.

Witness my hand and official seal at office at Lebanon, Tennessee on this the 30th day of March, 2020.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022