Karen Johnson Davidson County
Batch# 384892 DEEDWARR
04/13/2020 02:57:30 PM 2 pgs
Fees: $13.00 Taxes: $105.45
20200413-0038476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

E S AAD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Emad Kamal Saad	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	02100030300
4702 Venito St (ADDRESS)	address (ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ruth LaRue, Guardian of the Guardianship Estate of Heather Leeann LaRue Davidson County Probate Court Davidson County, TN Docket No. 09P891** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Emad Kamal Saad,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated September, 1976, by Clyde D. Anderson, Tennessee Registered Surveyor No. 33, as follows:

BEGINNING at an iron pin on the westerly margin of Clarksville Highway (Tennessee Highway No. 112) at the northeasterly corner of the property conveyed to W. R. Binkley et ux, by deed from C. H. Parker, et al, of record in Book 2692, page 141, Register's Office for said County; thence, with northerly and easterly property lines of Binkley, N 88 deg. 00' W 655.0 feet, N 19 deg. 25' W 498.46 feet to a point at or near the southeasterly bank of an unnamed stream; thence, with a line generally following the southeasterly and easterly banks of said stream, N 64 deg. 02' E 118.49 feet, N 34 deg. 13' E 131.61 feet, N 4 deg. 17' W 85.5 feet to a point in the southwesterly line of the remaining property originally conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker. et vir, of record in Book 3220, page 93, said Register's Office; thence, with Jakes' southwesterly property line S 60 deg. 37' E 871.65 feet to an iron pin on a box culvert on the westerly margins of the Clarksville Highway; thence, with said margin of Clarksville Highway S 20 deg. 00' W 331.54 feet to the point of beginning.

Being the same property conveyed to to David LaRue, a 15% undivided interest, and Christina K. LaRue, a 15% undivided interest, and Heather Leeann LaRue, a minor, by and through Ruth Larue, as her legal guardian, a 15% undivided interest, by Administratrix's Quitclaim Deed from Ruth LaRue, as Administratrix of the Estate of Charles Lee LaRue of record in Instrument No. 20100125-0005963 Register's Office for Davidson County, Tennessee, dated September 11, 2009 and recorded on January 25, 2010.

Being the same property conveyed to Emad Kamal Saad by Quitclaim Deed of record in Instrument No. 20181012-0101504, 20190114-0003731 Register's Office for Davidson County, Tennessee, Leaving the current vesting is as follows: Emad Kamal Saad, a 55% undivided interest David LaRue, a 15% undivided interest and Christina LaRue Jakes, a 15% undivided interest and Heather Leeann LaRue a minor, by and through Ruth Larue, as her legal guardian, a 15% undivided interest.

****Sellers warrant that this property is not their primary residence.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6057 Clarksville Pike Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8 day of April, 2020.

Ruth LaRue, Guardian of the Guardianship Estate of
Heather Leeann LaRue Davidson County Probate Court
Davidson County, TN Docket No. 09P891

Ruth LaRue, guardian
Ruth LaRue, Guardian

STATE OF INDIANA
COUNTY OF CRAWFORD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ruth LaRue, Guardian of the Guardianship Estate of Heather Leeann LaRue Davidson County Probate Court Davidson County, TN Docket No. 09P891, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of April, 2020.

A Ellen Myers
Notary Public A Ellen Myers

My Commission Expires: 11/07/2024

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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