Karen Johnson Davidson County
Batch# 390811 DEEDWARR
04/23/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200423-0042784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-BMR-20-1157

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)
Yahia Al-Shara	**NEW OWNER**	
(NAME)	(NAME)	**064-05-0-085.00**
1157 Cleveland Hall Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **MARTHA MCDANIEL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAHIA AL-SHARA, A MARRIED MAN,** 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 Lot No. 146 on the Plan of Phase One, Cleveland Hall of record in Plat Book 11700, Page 51, Corrected by Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, 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 Wilma Fitzgibbon and Martha McDaniel, both unmarried, as tenants in common with the right of survivorship by Warranty Deed from Janene E. Leonard and Frederick C. Leonard, wife and husband, of record in Instrument No. 20180412-0034560, Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 12, 2018. The said Wilma Fitzgibbon died on March 16, 2019, leaving Martha McDaniel as surviving tenant by entirety.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument Number 20021205-0150293, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112 and Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 11725, Page 110, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 8006, page 677, Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7844, page 242, Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress and public utility of record in Book 7844, page 249, Register's Office for

Davidson County, Tennessee.
- Easement for public utilities and drainage of record in Book 7844, page 262, and Book 7844, page 272, Register's Office for Davidson County, Tennessee.
- Easement for Drainage and Construction of record in Book 7844, Page 268, Register's Office for Davidson County, Tennessee.
- Easement for 20' water line of record in Book 7994, page 167, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8068, page 524, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1157 Cleveland Hall Blvd, Old Hickory, Tennessee 37138**.

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 21st DAY OF APRIL, 2020.

Martha McDaniel by Laura Mitchell Attorney-in-fact
Martha McDaniel by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTHA MCDANIEL, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTHA MCDANIEL.

Witness my hand and official seal, this the 21st of April, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 4/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.