WARRANTY DEED

Karen Johnson Davidson County
Batch# 416316 **DEEDWARR**
06/16/2020 02:50:35 PM 2 pgs
Fees: $13.00 Taxes: $51.80

20200616-0062294

O-WRE-20-0510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Amin Dwikat	Amin Dwikat	
(NAME)	(NAME)	**052-05-0-154.00; 052-05-0-155.00; 052-05-0-136.00**
4409 Dali Court	4409 Dali Ct.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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, **B. JASON MINTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMIN DWIKAT, MARRIED,** 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:

As to Lot 37

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Revised Plan of Block - "K" Power and Roth Subdivision of Madison Park of record in Plat Book 974, Page 38, 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 B. Jason Minton by Warranty deed from Gary W. Brown and wife, Serena J. Brown of record in Instrument No. 20050420-0043906 Register's Office for Davidson County, Tennessee, dated April 18, 2005 and recorded on April 20, 2005.
As to Lot 47 and 48

As to Lot 47 and 48

Land located in Davidson County, Tennessee on Harvard Avenue, being Lot Number 47 and 48 of Power and Roth Madison Park Blk-K, Field Book Number 11 D-19870-71505, Map and Parcel Number 52-5-154 and 52-5-155, said lot being 50 feet by 110 feet.

Being the same property conveyed to Jason Minton by Quitclaim deed from Barry Leslie Minton of record in Instrument No. 20071011-0121170 Register's Office for Davidson County, Tennessee, dated October 09, 2007 and recorded on October 11, 2007. **B. Jason Minton and Jason Minton are one and the same person.**

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

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 974, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **510 Yale Avenue and Harvard Avenue, Madison, Tennessee 37115**.

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 12 DAY OF JUNE, 2020.

B. Jason Minton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. JASON MINTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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