Karen Johnson Davidson County
Batch# 458407 DEEDWARR
08/17/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200817-0092067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JM-BMR-20-4716

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)
Faris Bedawi	Faris Bedawi	147 12 80.00
(NAME)	(NAME)	
4716 A Nolensville Pike (TRACT I) & 4720 A Nolensville Pike (TRACT II)	4529 Red Bank Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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,**HADI AHMADZADEGAN, TRUSTEE OF H&N TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARIS BEDAWI,** 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:

TRACT I:
Land in the 5th Civil District of Davidson County, Tennessee, being known as part of Tom C. Lamb Property, described as follows:

Beginning at an iron pin in the easterly right-of-way of a private roadway, said point being 331.2 southeasterly from Haywood Lane: thence leaving said private roadway N63 Deg. 38 min. E. 80 feet: thence S26 Deg. 22 rain. E. 60 feet to a point; thence S63 Deg. 38 min. W. 80 feet to a spike in the margin of said private roadway; thence with the same, N26 Deg. 22 min. W, 60 feet to the point of beginning.

Also being part of Lot No. 2 on the Plan of Section Three, Tom C. Lamb Subdivision, of record in Plat Book 4660, Page 93, Register's Office for said County.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Map showing the resubdivision of Lot 3 on the Plan of the Tom C. Lamb Subdivision, Section 4, of record in Plat Book 4885, Page 41, Register's Office for said County.

Said Lot No. 3-A fronts 41.39 feet in the easterly margin of a 20 foot alley and extends back between lines 94.40 feet on the northerly line and 94.51feet on the southerly line to a dead line in the rear on which it measures 42.84.

Being the same property conveyed to Hadi Ahmadzadegan, by Warranty Deed on November 10, 2014, of record in Instrument No. 20141113-08104607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H&N Trust by Quitclaim Deed from Hadi Ahmadzadegan of record in Instrument No. 20200219-0018444 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 19, 2020.

This conveyance is subject to:
- 2020 Davidson County Property Taxes.
- All matters shown on the Plan of record in Plat Book 4660, Page 93, Register's Office for Davidson County, Tennessee. (as to TRACT I)
- All matters shown on the Plan of record in Plat Book 4885, Page 41, Register's Office for Davidson County, Tennessee. (as to TRACT II)
- Restrictions of record in Book 4919, Page 530, in the Register's Office for Davidson County, Tennessee.

(as to TRACT II)
- Perpetual Easement For Highway Purposes of record in Book 4047, Page 834, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4716 A Nolensville Pike (TRACT I) & 4720 A Nolensville Pike (TRACT II), Nashville, Tennessee 37211**.

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 hand this the 7 DAY OF AUGUST, 2020.

H&N Trust

BY: _____
Hadi Ahmadzadegan
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HADI AHMADZADEGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of H&N TRUST, the within named bargainor, a Trust, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as TRUSTEE.

Witness my hand and official seal, this the 7 of August, 2020.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

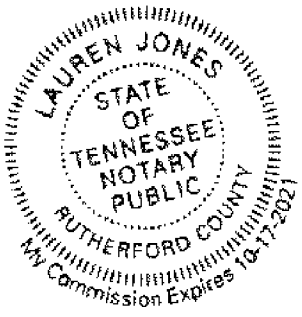
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22