Karen Johnson Davidson County
Batch# 460169 DEEDWARR
08/19/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $5,698.00
20200819-0093408

Name and Address of New Owner:
Walid Al-Nimri and Joyce Al-Nimri
904 Alder Drive
Nashville, TN 37220

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20081633

Map and Parcel: 13214000300

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Mallory, widow**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Walid Al-Nimri and Joyce Al-Nimri, husband and wife**, 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 Davidson County, Tennessee, and being all of Lot No. 2, Resubdivision of part of Lot 14 & part of Lot 15 of the Oak Hill Subdivision Number 1, according to survey and plat of same appearing of record in Book 6200, page 430, in the Register's Office for DavidsonCounty, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot and further described as follows:

Said Lot 2 fronts 235.56 feet on the north side of Alder Drive and runs back between parallel lines 171.25 feet on the west side and 193.02 feet on the east side to a broken rear line.

Being the same property conveyed to Robert Mallory and wife, Peggy Mallory by Warranty Deed filed for record on September 11, 2006, in Instrument No. 20060911-0112502, of the Register's Office of Davidson County, Tennessee. Robert Mallory died on October 25, 2019 leaving Peggy Mallory as the surviving tenant by the entirety.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Oak Hill Subdivision of record in Book 1788, page 186; All matters as set forth per Book 6200, page 430; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7043, page 246; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 904 Alder Drive, Nashville, TN 37220

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 14th day of August, 2020.

Peggy Mallory

State of Tennessee

County of Davidson

Personally appeared before me, Peggy Mallory with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 04/17/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,540,000.00.

Affiant Signature

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 04/17/2023

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY