6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 463640 **DEEDWARR**
08/26/2020 08:08:10 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200826-0096382

I. DYKE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]00,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Atef N. Boutros	Atef N. Boutros	17500004800
(NAME)	(NAME)	
327 East Thompson Lane	327 East Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bery & Qandil Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Atef N. Boutros ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Cimarron Subdivision of the Isaac Whitworth property, not of record, described according to a survey made by Eric Drake, County Surveyor, December 31, 1925, as follows:

BEGINNING in the center of the Murfreesboro Pike at the corner of Lots Nos. 7 and 8, said point being the southeast corner of the property conveyed to I. E. Pavatte by deed from Kate T. Sharber of record in Book 1097, Page 223, Register's Office for said County; thence with said Pavatte's southeasterly line Northwestwardly 815 feet to the southerly line of Lot No. 54; thence Eastwardly with the southerly line of Lots Nos. 54 and 55, 252 feet, more or less, to the corner of Lots 8 and 9; thence with the line between said two lots Southwestwardly 985 feet to the center of the Murfreesboro Pike; thence with the corner of said Pike, Northwestwardly 200.6 feet to the beginning, containing 4.12 acres, more or less.

Being the same property conveyed to Bery & Qandil Partnership, a partnership comprised of Rakesh Bery and Muhammad Qandil by deed dated September 30, 2019 from Sadaf Ali and husband, Muhammad Qandil of record in Instrument No. 20191029-0110571, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sadaf Ali and husband, Muhammad Qandil by deed from Rakesh S. Bery, a married man of record in Instrument No. 20180412-0034281. Being the same property conveyed to Sadaf Ali and husband, Muhammad Qandil and Rakesh S. Bery, a married man, as tenants in common with right of survivorship by deed dated October 5, 2005 from Bertie Worley, an unmarried woman of record in Instrument No. 20051014-0123767, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4012 Murfreesboro Pike, Antioch, TN 37013
(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/our hands this 21st day of August, 2020.

Bery & Qandil Partnership

By: _____
Rakesh Bery, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Rakesh Bery** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Partner** of **Bery & Qandil Partnership** and that they as such **Partner** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Partner.**

WITNESS my hand and seal this 21st day of August, 2020.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Boutros

