Karen Johnson Davidson County
Batch# 464898 DEEDWARR
08/27/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200827-0097061

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Al-Gatrani	New Owner	
(NAME)	(NAME)	
2021 Hawks Nest Drive		098-06-0A-170.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MINA JUNE CHASE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALI AL-GATRANI,** 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:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Final Plat of Phase Two, Section A, Bridgewater of record in Plat at Instrument No. 20061207-0151485, 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 Christopher D. Chase and Mina J. Chase, husband and wife by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20071221-0146537 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mina June Chase by Quitclaim Deed from Christopher David Chase of record in Instrument No. 20161006-0105837 Register's Office for Davidson County, Tennessee.

Christopher D. Chase and Christopher David Chase are the same person.

Mina J. Chase and Mina June Chase are the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2021 Hawks Nest Drive, Hermitage, TN 37076
(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 hand this 25th day of August, 2020

Mina June Chase

MINA JUNE CHASE

STATE OF Georgia
COUNTY OF Muscogee

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

Witness my hand and official seal this 25th day of August, 2020.

Commission expires:

BRYANA DORSEY
Notary Public - State of Georgia
Muscogee County
My Commission Expires Oct 15, 2023

Bryana Dorsey

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

