WARRANTY DEED

Karen Johnson Davidson County
Batch# 467277 DEEDWARR
08/31/2020 03:21:25 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200831-0098773

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

A-AA-20-105

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)
Ali Al-Soraify	**New Owner**	
(NAME) **69 Whistsett rd**	(NAME)	**119-2-A-2.00CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **ABDUL RIDHA AL-SORAIFY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI AL-SORAIFY, SINGLE,** 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:

Land in Davidson County, Tennessee, being Unit 2 of 105 Evelyn Townhomes, LLC, a Horizontal Property Regime With Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170614-0059817, amended in Instrument No. 20170717-071693, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Abdul Ridha Al-Soraify, unmarried, by Quitclaim Deed from Baneen Tareq Omar, unmarried, recorded February 27, 2020 in Instrument No. 20200227-0022001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Baneen Tareq Omar by Warranty Deed from SC2 Properties, LLC, a Texas Limited Liability Company, recorded November 22, 2017 in Instrument No. 20171122-0119792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20170614-0059817 and 20170717-0071693.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, Page 671, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **105 Evelyn Drive #2, Nashville, Tennessee 37210**.

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 25 DAY OF AUGUST, 2020.

Abdul Ridha Al-Soraify

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABDUL RIDHA AL-SORAIFY, 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 25th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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