Karen Johnson Davidson County
Batch# 471508 DEEDWARR
09/08/2020 10:29:16 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20200908-0101797

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 4 day of Sept 2013.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Nabil Yafai 003.00 533 Old Hickory Blvd Madison, TN 37115	Same As New Owner	043-14-0-002.00 &

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Able Builders, Inc., a Tennessee Corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nabil Yafai and wife Mueen Alamri,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1: (Tax ID 043-14-0-002.00)

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 9 on the map of B. F. Bixler Subdivision, not of record and described as follows:

According to a survey made by John Wilkes, Civil Engineer, dated 11/22/34, said Lot No. 9 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel with and 320 feet west of the westerly margin of Hankins Street, 200 feet to the southerly line of Lot No. 20.

Tract No. 2: (Tax ID 043-14-0-003.00)

Land in the Eleventh Civil District of Davidson County, Tennessee, being the western half of Lot No. 10 on the map of B. F. Bixler Subdivision, not of record and described as follows:

Said half of Lot 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Able Builders, Inc., a Tennessee Corporation, from Albert Doss, by Warranty Deed and recorded on April 4, 2017 of record Instrument Number 20170404-0032921, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 533 Old Hickory Blvd, Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of September, 2020.

Able Builders, Inc.

By: _____
Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hossein Moradipour President of **Able Builders, Inc.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed in the name of the corporation the within instrument for the purposes therein contained as President.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of September, 2020.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2020086764

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD