This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8697-SM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2020.

Notary Public
My Commission Expires: 07-05-2021

Karen Johnson Davidson County
Batch# 473529 DEEDWARR
09/10/2020 02:08:36 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200910-0103358

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamit Mehmet 3629 Huntington Drive Antioch, TN 37013	New Owner	150-08-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sam Ghali**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hamit Mehmet and Hamdiya Ibrahim, husband and wife**, hereinafter called the Grantee(s), his/her/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. 449 on the Plan of Planned Unit Development, Final P.U.D. Plan, Phase I, Somerset of record in Plat Book 6900, Pages 690 and 691, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 449 fronts 65.00 feet on the Northeasterly side of Huntingboro Trail and runs back between parallel lines that measure 140.00 feet to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Sam Ghali, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20191014-0104828, Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 14, 2019; and further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Antwain Lytle, of record in Instrument No. 20191014-0104827 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 14, 2019; and further being the same property conveyed to Antwain Lytle by Warranty Deed from Brandon A. Rumbley, of record in Instrument No. 20100616-0046733 Register's Office for Davidson County, Tennessee, dated June 14, 2010 and recorded on June 16, 2010.

This residence is not the primary residence of the grantor.

This is ☒ improved or ☐ unimproved property located at: **3629 Huntingboro Trail, Antioch, TN 37013**

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-3R-20-3629

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2020.

GRANTOR:

Sam Ghali

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sam Ghali, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2020.

Notary Public
My Commission expires: 9-24-22

