Name and Address of New Owner:
Rafee Syed and Fatimah Bacha Syed
5116 Woodland Hills Dr.
Brentwood, TN 37027

Send Tax Bills To:
Same as Owner

Karen Johnson Davidson County
Batch# 473592 DEEDWARR
09/10/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $175.75
20200910-0103447

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 163-00-0-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mohammed Al-Sadoon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rafee Syed and Fatimah Bacha Syed, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Beginning with the Robert Sullivan line and the Mount View Road and running 390 feet in a westerly direction to the Cane Ridge Road; thence with the Cane Ridge Road in a northerly direction 69 feet; thence with the land of William C. Hedgepath in an easterly direction 231 feet to the Mount View Road; thence in a southerly direction with the Mount View Road 252 feet to the point of beginning at the intersection of the Robert Sullivan line and the Mount View Road; and containing one acre, more or less, and being a part of the property of William C. Hedgepath conveyed by deed from Newton D. Ellis and recorded in Book I390, page 663, Register's Office for Davidson County, Tennessee.

Included in the above legal description but specifically excluded from this conveyance is any portion ofthe subject property lying within the boundaries of the tract described in the deed of record in Book 2753, page 532, said Register's Office.

Being the same property conveyed to Mohammed Al-Sadoon by Deed dated June 18, 2010 from Ollie James Peercy, Jr., and Barbara Updyke, sole heirs at law of Minnie Peercy, deceased and Karen McCaulley sole heir at law of Margaret Smith, deceased and Daniel Flores, by will of George R. Smith and Margaret Smith, recorded June 22, 2010, in Instrument Number 20120622-0048719, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of September, 2020.

_____(SEAL)
Mohammed Al-Sadoon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2020, before me personally appeared Mohammed Al-Sadoon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2020.

_____
Notary Signature
My commission expires: 1·23·23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $47,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rafeeq Syed
(Affiant)

Sworn to and subscribed before me this
4th day of September, 2020.

Notary Public
My commission expires: 1-23-23
File No. 020218

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tish Baldwin, 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: Williamson

Personally appeared before me, Desiree Sailema, a notary public for this county and state, Tish Baldwin, 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: 01/23/2023

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY