WARRANTY DEED

Karen Johnson Davidson County
Batch# 473925 DEEDWARR
09/11/2020 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200911-0103952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Dleen A Dawood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Heshyar S Hussein and Dleen A Dawood and Kattia Moya	SEND TAX BILLS TO: owners at owners address	MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
(NAME) 635 Elysian Fields Rd	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, WE, **Victor Fleseriu and Delia Fleseriu, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heshyar S Hussein and wife, Dleen A Dawood and Kattia Moya,** 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:

Parcel 1 - 705 Waller Rd. , Brentwood, TN 37027 - M&P 18110000100

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bedford Forest, Phase 1 of record in Plat Book 9700, Page 771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2 0 Bluff Rd. , Brentwood, TN 37027 - M&P 18100022200

Land in 2nd Civil District of Davidson County Tennessee, being more particularly described as follows: Beginning at the common rear corner of Lots 2 and 3 on the Plan of Bedford Forrest, Phase I, said Plan of record on Book 9700, Page 771, said Register's office; thence running North 00 deg. 03' 38" West, a distance of 89.57 feet to a point, said point being the point of beginning of the hereinafter described tract.

Thence running South 69deg. 06' 10" West, a distance of 205.34 feet to a point; thence running North 20deg. 52' 36" West, a distance of 199.91 feet to a point; thence running South 69deg. 06 55" West, a distance of 120.52 feet to a point; thence running North 20deg. 53' 05" West, a distance of 225.11 feet to a point; thence running South 69deg. 06' 55" West, a distance of 115.55 feet to a point; thence running North 09 deg. 00' 59" West, a distance of 252.95 feet to a point; thence running North 68 deg. 59' 05" East, a distance of 393.37 feet to a point; thence running South 24deg. 09' 52" East, a distance of 574.84 feet to a point, said point being a common corner with Lots 3 & 4 on the Plan of Bedford Forrest, Phase I; thence along the rear lot line of said lot 3, running South 00deg. 03' 38" a distance of 106.17 feet to a point, said point being the point of beginning.

Being the same property conveyed to Victor Fleseriu, et ux Delia Fleseriu by Warranty deed from Forrest H. King, Jr. of record in Instrument No. 200001070002516 Register's Office for Davidson County, Tennessee, dated January 7, 2000 and recorded on January 7, 2000.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 705 Waller Rd. Brentwood, TN 37027 and 0 Bluff Rd, Brentwood, TN 37027

(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 10th day of September, 2020.

Victor Fleseriu

Delia Fleseriu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Victor Fleseriu and Delia Fleseriu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21