WARRANTY DEED

Karen Johnson Davidson County
Batch# 476168 **DEEDWARR**
09/15/2020 01:49:41 PM 2 pgs
Fees: $13.00 Taxes: $667.85

20200915-0105248

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sammy Said	Sammy Said	176-00-0-042.00
(NAME)	(NAME)	
7060 Red Apple Rd.	7060 Red Apple Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I, **Robert N. Davenport**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sammy Said and Marian Fangary, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, and described in part by a survey by John B. Rainey, Surveyor (Lic. No. 823), dated August 31, 1998, as follows:

Beginning at a point in the northerly margin of Maxwell Road, said point being the southeasterly corner of the property herein conveyed and the southwesterly corner of the 3 acre tract currently owned by Robert N. Davenport, et ux; thence north 7 degrees 05' East along the westerly margin of said adjoining 3 acre tract a distance of approximately 430 feet to an iron pin; thence N 85 degrees 08' 21" W along the southerly margin of the 14.17 acre tract currently owned by Robert N. Davenport, et ux a distance of 210 feet to an iron pin in the easterly margin of the 20.75 acre tract owned by Lawrence D. Davenport; thence S 4 degrees 33' 4" W along the easterly margin of said adjoining 20.75 acre tract a distance of approximately 426 feet to a point in the northerly margin of Maxwell Road; and thence in an easterly direction along the northerly margin of Maxwell Road a distance of 210 feet to the point of beginning and containing 2.02 acres, more or less.

Being part of the same property conveyed to L. C. Davenport and wife, Lena D. Davenport by Warranty Deed dated 04/20/1965 from Clarence D. Hedgepath and wife, Maggie Louise Hedgepath of record in Book 3882, Page 677, Register's Office for Davidson County, Tennessee. L. C. Davenport died on January 20, 1977 leaving Lena D. Davenport as the surviving tenant by the entirety. Lena D. Davenport died intestate on March 31, 2000 leaving Robert N. Davenport, Lawrence D. Davenport, William Eugene Davenport and Peggy E. Cropper as her sole surviving heirs at law.

Being the same property conveyed to Robert N. Davenport and wife, Dolores P. Davenport by Quitclaim Deed dated 05/20/2000 from Lawrence D. Davenport, William Eugene Davenport and Peggy E. Cropper, heirs at law of Lena D. Davenport, deceased of record in Instrument 200006070056797, Register's Office for Davidson County, Tennessee. Delores P. Davenport, also known as Dolores P. Davenport, died on February 23, 2018 leaving

Robert N. Davenport as the surviving tenant by the entirety.

Being part of the same property conveyed in error to Jerry Butler Builders, LLC by Warranty Deed dated 05/02/2007 from Robert N. Davenport and wife, Delores P. Davenport of record in Instrument 200705040053839, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected of record in Instrument 200802040011577, Register's Office for Davidson County, Tennessee to exclude subject property and show title retained by Robert N. Davenport and wife, Delores P. Davenport.

This conveyance is subject to (1) Temporary Construction Easement of record in Instrument 201503260026237, Register's Office for Davidson County, Tennessee. (2) Agreement for Dedication of Easement for Storm Drainage of record in Instrument 201507300074962, Register's Office for Davidson County, Tennessee. (3)Agreement for Dedication of Easement for Storm Drainage of record in Instrument 201507300074994, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4364 Maxwell Road, Antioch, TN 37013

(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 GRANTEE(S), 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), 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 11th day of September, 2020.

Robert N. Davenport

State of Tennessee
County of Rutherford

Personally appeared before me Robert N. Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public Andee Anthony
My Commission Expires: 11/20/2023

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

Rudy Title
2012 21st Avenue S
Nashville, TN 37212

File No.: 01451-4781
SMG TN Warranty Deed