Karen Johnson Davidson County
Batch# 478301 DEEDWARR
09/18/2020 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20200918-0107046

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN MALEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Mohannad Alshaiman | NEW OWNER | Parcel ID: 162090B00800CO |
| (NAME) 5601 Country Dr, Unit 210 | (NAME) | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James R. Gray and spouse, Terrie M. Gray**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohannad Alshaiman, unmarried**, 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:

A Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Town House No. 210, Building No. 17, including the garage therewith, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference.

Being the same property conveyed to James R. Gray and spouse, Terrie M. Gray by Warranty Deed from ReloAction, a Relocation company, by deed dated January 16, 2004, filed of record on March 18, 2004, of record in Instrument NO. 20040318-0030902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5601 Country Dr, Unit 210, Nashville, TN 37211

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 our hands this 16 day of September 2020.

James R. Gray

Terrie M. Gray

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James R. Gray and Terrie M. Gray, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 7, 2023

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022