Karen Johnson Davidson County
Batch# 497792 DEEDWARR
10/19/2020 09:01:55 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20201019-0121104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Sam Ghali	Same	GROUP 01 0
413 Ridgecrest Lane		PARCEL 043.00
Lebanon TN 37087		

For and in 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,

Anthony Branch, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sam Ghali

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:

BEING Lot No. 175, on the Plan of Edge-O-Lake Estates, Section One, of record in Plat Book 3600, Page 43, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Branch, married by deed from Russell McAlister Martin, III, Trustee, dated October 13, 2020 and recorded in Instrument no. 20201015-0119660 said Register's Office.

Being the same property conveyed to Russell McAlister Martin, III, Trustee (under the Testamentary Trust created under the Will of Russell M. Martin, Jr., of record in Volume no.: 6222/2163152, Docket No.: 06P-25, Probate Court for Davidson County, Tennessee), by Quitclaim Deed from Melissa Martin, unmarried, dated December 26, 2008 and filed of record December 29, 2008 in Instrument No. 20081229-0123076, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa Martin and Russell M. Martin, Jr., both unmarried as joint tenants with right of survivorship, by Warranty Deed from Betty L. Swilley, dated September 16, 2003 and filed of record September 17, 2003 in Instrument No. 20030917-0137589, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **472 Rural Hill Road, Nashville, Tennessee 37217**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 13th day of October, 2020.

Anthony Branch

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 13th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027