Karen Johnson Davidson County
Batch# 508521 DEEDWARR
11/03/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20201103-0128803

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

Kristin Bates
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7778B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Henry Lipscomb and Casey Mulligan	PINNACLE BANK	081-15-0-265.00
1517 14th Avenue North	15025 BALLANTYNE PKWY, 2ND FLOOR	
Nashville, TN 37208	CHARLOTTE, NC 28277	

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,

MOHAMMED A. ABUQAYAS, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HENRY Z. LIPSCOMB V, AND CASEY MARIE MULLIGAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 262 on the plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David W. Manning Jr. unmarried, and John Paddison and wife, Teresa George by Warranty deed from Enrique Romero, unmarried of record in Instrument No. 20150826-0086140 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on August 26, 2015.

Being the same property conveyed to John Paddison and wife, Teresa George by Quitclaim deed from David W. Manning, Jr, unmarried and John Paddison and wife, Teresa George of record in Instrument No. 20170522-0050503 Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on May 22, 2017.

Being the same property conveyed to Arafat M. Abuqayas, married by Warranty deed from John Paddison and wife, Teresa George of record in Instrument No. 20180911-0090076 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 11, 2018.

Being the same property conveyed to Ibrahim A Antari by Warranty deed from Arafat M. Abuqayas of record in Instrument No. 20190207-0011599 Register's Office for Davidson County, Tennessee, dated February 05, 2019 and recorded on February 07, 2019.

Being the same property conveyed to Mohammed A. Abuqayas by Quitclaim deed from Ibrahim A. Antari of record in Instrument No. 20191015-0105479 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 15, 2019. Grantor is married, but property is an investment and not a residence of grantor or his spouse.

Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

* PROPERTY IS NOT THE RESIDENCE OF SELLER OR SELLER'S SPOUSE.

This is property known as 1517 14th Avenue North, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 8th day of October, 2020.

Mohammed A. Abuqayas

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MOHAMMED A. ABUQAYAS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of October, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 15, 2021

File #: 20-7778B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

