Karen Johnson Davidson County
Batch# 509829 DEEDWARR
11/06/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20201106-0130575

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Emily Dudley Affiant Subscribed and sworn to before me, this the 30th day of October, 2020. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Khalid Mohssin Gahad A. Mohssin	PARAMOUNT RESIDENTIAL MTG	162-07-0-011.00
80 Benzing Road	1265 CORDOBA POINT CT 301	
Nashville, TN 37013	CORONA, CA 92879	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILL CANNON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHALID MOHSSIN AND GAHAD A. MOHSSIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 74 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96 Register's Office for said County.

Said Lot No. 74 fronts 75.80 feet on the Northwesterly side of Benzing Road and extends back 152.6 feet on the Southwesterly line and 165.2 feet on the Northeasterly line, to a line in the rear on which it measures 76.06 feet.

Being the same property conveyed to Joe L. Taylor and wife, Bernice Taylor by Warranty deed from Gerald F. Start and wife, Alice M. Start of record in Book 6308, page 40, Register's Office for Davidson County, Tennessee, dated May 31, 1984 and recorded on June 05, 1984.

Being the same property conveyed to Joe L. Taylor, married by Quitclaim deed from Doretha Taylor of record in Instrument No. 20160803-0080377 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 03, 2016.

Being the same property conveyed to Will Cannon by Warranty deed from Joe L. Taylor, married of record in Instrument No. 20200918-0107291 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 18, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 80 Benzing Road, Nashville, TN 37013, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2020.

This being investment property only, having never been the personal residence of grantor at any time, 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. 26-2-301 or other similar statute therein.

Will Cannon

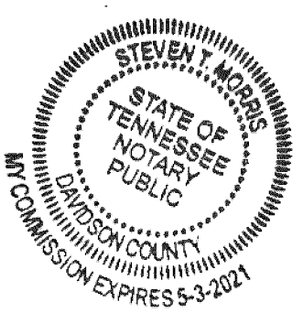
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Will Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2020.

Notary Public

My Commission Expires: 5-3-21



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 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 **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

