Karen Johnson Davidson County
Batch# 512231 DEEDWARR
11/09/2020 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $789.95
20201109-0131357

ADDRESS NEW OWNER AS:
Abdul Altimimi
309 B Rural Hill Ct
Nashville TN 37217

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Map & Parcel: 149-04-0-020.00

THIS DEED OF CONVEYANCE, executed and delivered by **Stanley Abell,** unmarried, hereinafter called the Grantor, to **Abdul Altimimi**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Lot Number 200 on the Plan of Edge-O-Lake Estates, Section 2, of record in Plat Book 3600, page 72, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

RESTRICTIONS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Edge-O-Lake Estates, Section 2, of record in Plat Book 3600, page 72, in said Register's Office, and to any restrictions of record as may affect the property.

Being the same property conveyed to Stanley Abell by deed from Abdul Atlimimi, of record in Instrument No. 20180122-0006186, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

STANLEY ABELL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanley Abell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 24th day of October, 2020.

My Commission Expires: 07-09-2024

George Youssef
NOTARY PUBLIC

GEORGE YOUSSEF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$213,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 26th day of October, 2020.

My Commission Expires:
11/8/2021

NOTARY PUBLIC/Register

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212