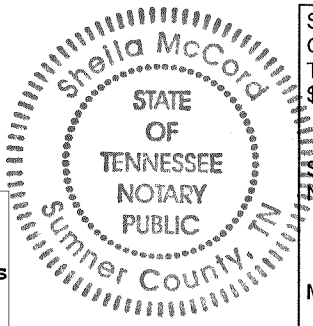
Karen Johnson Davidson County
Batch# 527147 DEEDWARR
12/09/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20201209-0143290



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 25th day of November, 2020.

NOTARY PUBLIC

My commission expires: 2/1/23

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maged Samuel and Lawrence Cammon	SAME AS NEW OWNER	120-55.0
(NAME)	(NAME)	
1345 Murfreesboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kerim Hass, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maged Samuel and Lawrence Cammon, tenants in common**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, being part of the northeast part of a tract of 93.55 acres, more or less, and being part of the property known as the Old Thos. S. Weaver, Homeplace and described according to a survey by Barge, Waggoner and Sumner, Engineers, dated May 25, 1962, as follows:

Beginning at a point at the iron pin in the South margin of Murfreesboro Road, 138.4 feet East of a concrete monument in the South margin of said Road at a turn near the intersection of Pineway Drive, said point being the northeast corner of the property conveyed to F.L. Eubank and wife, by deed of record in Book 2102, page 419, Register's Office for Davidson County, Tennessee; thence with Eubank's East line, South 23 deg. 02' West, 456.70 feet, to a point in a wire fence, being Eubank's southeast corner in the North line of the Subdivision known as Seven Oaks Subdivision, Section 1, of record in Book 1835, page 132, Register's Office for Davidson County, Tennessee thence along the North line of said Subdivision, South 57 deg. 42 minutes East, 262.70 feet, to a cedar post in a wire fence: thence partly along said fence, North 22 deg. 53' East, 349 feet, to a point at the southeast corner of a tract shown as the Shell Property on said survey; thence on said survey; thence North 66 deg. 58' West, 183 feet; to a point; thence North 22 deg. 53' East, 150 feet, to a point in the South margin of Murfreesboro Road; thence North 66 deg. 58' West, 75 feet, to the point of beginning.

Being the same property conveyed to Karim Hasbek by Deed from Barbara Gordon, 2/3 undivided interest, and Herbert Chessin and Sidney Lieber, Co-Trustees under the Last Will and Testament of Sylvia Chessin, deceased, 1/3 undivided interest, of record in Book 8115, page 751, said Register's Office.

Karim Hasbek being one in the same as Karim Hass.

This property is __unimproved _X_improved property known as: 1345 Murfreesboro Pike, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of November, 2020.

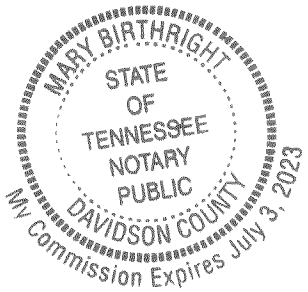
Kerim Hass

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerim Hass, the herein bargainor, with whom I am personally acquainted (or 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 and official seal, this the 25th day of November, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

