Karen Johnson Davidson County
Batch# 528226 DEEDWARR
12/09/2020 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20201209-0143795

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2020.

My Commission Expires: 10/29/2023

Notary Public

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

WARRANTY DEED

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sherif Roufail 373 The Lady of the Lake Lane Franklin, Tennessee 37067	NEW OWNER	Map 72-13 Parcel 90.00

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Esq.
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

For and in consideration of an agreed upon monetary sum in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WE, THOMAS POWELL HEDLEY AND AUSTIN PENNINGTON**, hereinafter collectively called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **SHERIF ROUFAIL**, married, hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Trevecca Subdivision of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 1 fronts 60 feet on the westerly side of Gallatin Pike (Avenue) and runs back between parallel lines and along the southerly margin of East Cahal Avenue 170 feet to an alley in the rear.

Being the same property conveyed to Thomas Powell Hedley by Warranty Deed from Nelson Holt and Daryl Adler of record in Instrument No. 20160127-0007903, Register's Office for Davidson County, Tennessee. The said Thomas Powell Hedley having conveyed a one-half (1/2) interest in the same property to Austin Pennington by Quitclaim Deed of record in Instrument No. 20160129-0008908.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

This improved property is known as 2525 Gallatin Avenue (Road), Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for taxes for the year 2020, which have been prorated as of the date of this warranty deed, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, all existing highway, roadway and utility easements, and as to all matters of public record.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whosoever.

Effective the 30th day of November, 2020.

THOMAS POWELL HEDLEY

AUSTIN PENNINGTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, **Thomas Powell Hedley**, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of November, 2020 in Franklin, Tennessee.

My Commission Expires: DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-08-2022

Notary Public

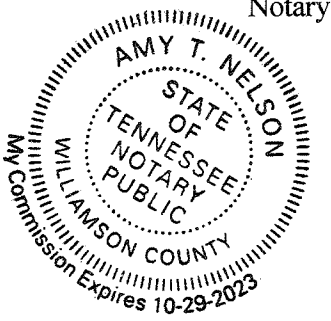
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, **Austin Pennington**, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of November, 2020 in Franklin, Tennessee.

My Commission Expires: 10/29/2023

Amy T. Nelson
Notary Public



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

