Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 551992 DEEDWARR
01/11/2021 03:08:12 PM 2 pgs
Fees: $13.00 Taxes: $958.30

20210111-0004798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO ME ON 6TH DAY OF January, 2021.

Kayla R. Johnson
Notary Public

MY COMMISSION EXPIRES: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1197

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Cesar M. Sanchez Robles and Maria D. Limon Ruvalcaba	FirstBank	120-10-056.00
1282 School Lane	722 Columbia Ave	
Nashville, TN 37217	Franklin, TN 37064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EKHLAS ALSHAHEEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Cesar M. Sanchez Robles and Eddy Elizabeth Robles Orozco, husband and wife, and Fred R. Harwell, married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Map of Seven Oaks Subdivision, Section IV, of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.
Said Lot No. 75 fronts 100.1 feet on the northerly side of School Lane, and extends back 234.5 feet on the westerly line and 142 feet on the easterly line, to a line in the rear on which measures 135.7 feet.

BEING the same property conveyed to Saeed Alsabil by QuitClaim Deed from Omar Badri and wife, Halal Alsabil and Ekhlas Al Shaheen, dated May 22, 2015, recorded on 06/11/2015, in Instrument No. 20150611-005547, Register's Office for Davidson County, Tennessee. The said Saeed Alsabil died on June 10, 2020, and left a Last Will and Testament which was probated in Davidson County docket No. 20P1732, for which an order for Minument of Title granted title of the subject property to Ekhlas Alshaheen.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is unimproved property known as 1282 School Lane, Nashville, TN 37217

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 6th day of January, 2021.

Ekhlas Alshaheen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Ekhlas Al shaheen, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2021.

Notary Public
My Commission expires: 8/20/2024

