BOX 10-B



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Osama Hezkyal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JANUARY, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSAMA HEZKYAL	**SAME**	**150-02-0-172.00**
(NAME) **1407 WAYFIELD LANE**	(NAME)	
(ADDRESS) **MOUNT JULIET, TN 37122-8455**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 553797 **DEEDWARR**
01/13/2021 02:59:03 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20210113-0006099

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WAYMAKER PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSAMA HEZKYAL,** HEREINAFTER CALLED THE GRANTEE, HIS 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 50A, as shown on the map entitled Revised Zone Lot Division Lots 49 and 50, Harbor Gate, Section 1, of record in Plat Book 5200, page 712 and amended in Plat Book 6200, Page 228 and Plat Book 6200, Page 851, Register's Office for Davidson County, Tennessee, to which pln reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Waymaker Property, LLC, a Tennessee Limited Liability Company, from John David Wooley, unmarried, by deed dated June 23, 2016, of record in Instrument No. 20160623-0064205, said Register's Office.

This conveyance is subject to matters set forth in the Plan of record in Plat Book 5200, page 712 and amended in Plat Book 6200, Page 228 and Plat Book 6200, Page 851; Restrictive Covenants of record in Book 6221, Page 253, Book 6540, Page 292, Book 6597, Page 157 and re-recorded in Book 6599, Page 984; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **810 HOLDER COURT, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 11th day of January, 2021.

WAYMAKER PROPERTY LLC
A Tennessee Limited Liability Company

Member

BY: SARAH B. LAKEY, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sarah B. Lakey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of **Waymaker Property LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Waymaker Property LLC,** by herself as such member.

Witness my hand and official seal at office this 11th day of January, 2021.

Notary Public

My commission expires: **May 2, 2022**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON