Karen Johnson Davidson County
Batch# 573325 DEEDWARR
02/11/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20210211-0019997

ADDRESS NEW OWNER: Motasem Ayesh
14087 Old Hickory Blvd.
Cane Ridge TN 37013

SEND TAX BILL TO: Acopia, LLC
306 Northcreek Boulevard, Suite 100
Goodlettsville, TN 37072

MAP-PARCEL NOS. 18100003000 & 18100002900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry W. LaQuiere and Donna LaQuiere, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Motasem Ayesh, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being two parcels land Davidson County, Tennessee, described as follows:

PARCEL 1 (Map & Parcel No. 181-00-0-030.00; 14087 Old Hickory Blvd, Cane Ridge, TN 37013):

BEING Tract No. 2 on the Plan of C. E. Carrigan Estate, as of record in Book 5190, Page 273, Register's Office for Davidson County, to which plan reference is made for a more complete description, containing 4.86 acres.

PARCEL 2 (Map & Parcel No. 181-00-0-029.00; 0 Old Hickory Blvd, Cane Ridge, TN 37013):

Land in the 5th Civil District of Davidson County, Tennessee, being on the south side of Old Hickory Boulevard, described as follows:

BEGINNING at a PK nail in the center line of Old Hickory Boulevard at the northeast corner of the C. E. Carrigan Estate, said PK nail being 1050 feet, more or less, west of the west margin of Pettus Road and at James A. Bosworth's northwesterly corner , thence South 8 deg. 05 min. 07 sec. West a distance of 354.03 feet with a fence, James L. Bosworth's west line, to a point; thence South 25 deg. 42 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence South 31 deg. 04 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence south 40 deg. 53 min. 07 sec. West a distance of 62.10 feet with a fence to a point; being James L. Bosworth's southwest corner and Lucille Bosworth's northwest corner; thence South 37 deg. 11 min. 44 sec. West a distance of 398.30 feet with a fence to an iron pin; thence North 63 deg. 26 min. 35 sec. West a distance of 131.07 feet with a fence to an iron pin; thence North 25 deg. 55 min. 21 sec. East a distance of 950 .41 feet to a PK nail in the center line of Old Hickory Boulevard; thence South 79 deg . 51 min. 41 sec. East a distance of 130.00 feet with the centerline of Old Hickory Boulevard to the point of beginning, containing 4.22 acres, more or less, by survey of Ragan Smith & Associates, dated October 18, 1978 .

Being the same property conveyed to Jerry W. LaQuiere and wife, Donna LaQuiere, from Mary LaQuiere by Quitclaim Deed of record in Book 202102110019996, Page _____, Register's Office for Davidson County, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee. **Parcel 1:** (2) All matters appearing on the Plan of record in Plat Book 5190, Page 273, Register's Office for Davidson County, Tennessee.(3) Power of Attorney of record in Book 7338, Page 131, said Register's Office(4) Easement for the flow of the waters of the Indian Creek and the rights of the public therein.(5) Rights of upper and lower riparian owners to the flow of the Indian Creek free from diminution or pollution.(6) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Indian Creek.(7) Title to that portion of land lying below the ordinary low water mark of the Indian Creek. **Parcel 2:** (8) Restrictive Covenants of record in Book 5371, Page 174, said Register's Office.(9) Power of Attorney of record in Book 7338, Page 131, said Register's Office.(10) No insurance or opinion is afforded as to the exact amount of square footage or acreage of said property.(11) Title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.(12) Subject to the rights of the subject property to access to a public thoroughfare.(13) Rights of upper and lower riparian owners to the flow of the Indian Creek free from diminution or pollution.(14) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Indian Creek.(15) Title to that portion of land lying below the ordinary low water mark of the Indian Creek.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of February 2021.

Jerry W. LaQuiere

Jerry W. LaQuiere

Donna LaQuiere

Donna LaQuiere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry W. LaQuiere and Donna LaQuiere, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of February 2021.

Notary Public
My Commission Expires: 7/9/2024

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $695,000.00.

Affiant

Subscribed and sworn before me this 10th day of February 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2101-024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022