Karen Johnson Davidson County
Batch# 575597 DEEDWARR
02/23/2021 11:10:46 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20210223-0021881

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$115,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|10th DAY OF February, 2021.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: My Commission Expires
| (AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 102
Fadi Sami Mallak	Same	GROUP 07 0A
217 Scarlet Ridge Ct		PARCEL 102.00CO
Brentwood, TN 37027		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Fadi Sami Mallak and Nada Mallak,
as tenants in common with rights of survivorship**

Hereinafter called the grantees, their 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 Unit No. H-7, on the West Meade Condominium of record in Plat Book 5200, Page 430, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of West Meade Condominium Association, a horizontal property regime established by Master Deed of record in Book 5923, Page 704; amended in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 481, said Register's Office.

Being the same property conveyed to Dale Hire by Quitclaim Deed from Les Lazarus, dated July 26, 2019 and filed of record July 26, 2019 in Instrument No. 20190726-0073953, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6680 Charlotte Pike Unit H-7, Nashville, Tennessee 37209.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 10th day of February, 2021.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who 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, at office, this 10th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027