RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210200047

WARRANTY DEED

Karen Johnson Davidson County
Batch# 580116 **DEEDWARR**
03/01/2021 09:40:10 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210301-0025135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Alshoweily **3504 Saindon Street** **Nashville, TN 37211**	**SAME**	**182-00-0-026.00**

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,

Daniel G. Smith, Unmarried

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

Hassan Alshoweily, Unmarried

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:

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Sara Ledbetter Lynch property as of record in Deed Book 2963, page 189, R.O.D.C., Tennessee, and described by metes and bounds as follows:

Beginning at a point in the western margin of Cane Ridge Road, said point being 1236.00 feet north of the northeast corner of the John K. Cravens property as recorded in Deed Book 5209, page 855, R.O.D.C., Tennessee; thence S. 87 deg. 57 min. 32 sec. W, a distance of 556.48 feet to a point; thence N. 06 deg. 37 min. 33 sec. E, a distance of 619.94 feet to a point in the western margin of Cane Ridge Road; thence with the western margin of Cane Ridge Road, around a curve to the left, said curve having a central angle of 15 deg. 22 min. 57 sec., a radius of 186.75 feet, a length of 50.14 feet, and a tangent of 25.22 feet to a point; thence S. 33 deg. 05 min. 52 sec. E, a distance of 227.12 feet to a point; thence, around a curve to the right, said curve having a central angle of 45 deg. 05 min. 18 sec., a radius of 368.25 feet, a length of 289.79 feet, and a tangent of 152.87 feet to the point of beginning and containing 3.687 acres of land, more or less.

BEING the same property conveyed to Daniel G. Smith, by Substitute Trustee's Deed from Ronald H. Bice, Jr., as Substitute Trustee (appointed by instrument recorded 2/17/2011 in Instrument No. 20110217-0013501), dated 5/24/2011 and recorded 5/24/2011 in Instrument No. 20110524-0039774, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5851 Cane Ridge Road, Antioch, TN 37013**
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 our hands this 26th day of February, 2021.

Daniel G. Smith

Daniel G. Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel G. Smith the bargainor(s) with whom I am personally acquainted or 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 and official seal at Smyrna, Tennessee, this 26th day of February, 2021.

Commission Expires:_____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022