WARRANTY DEED

Karen Johnson Davidson County
Batch# 582362 DEEDWARR
03/02/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $632.70
20210302-0027003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 16TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1350

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Alexander Frett and Rebecca Padgett	CapStar Bank	149-08-195.00
612 Alison Court	2002 Richard Jones Road, Suite A300	
Nashville, TN 37217	Nashville, TN 37215	

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,

MUTHANNA A. NASIR AND NORA ABBAS AL BAHASH, HUSBAND AND WIFE

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

ALEXANDER FRETT AND REBECCA PADGETT, husband and wife

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. 24-B on the plan of zone lot division of Lots 10-16 and 18-43, Edge-O-Lake Subdivision, Section 21, as of record in Book 6900, page 256, Register's Office for said county.

Said Lot No. 24-B fronts 33.35 feet on the northerly margin of Alison Court and extends back 161.24 feet on the westerly line and 159.93 feet on the easterly line to a dead line in the rear measuring 33.38 feet thereon.

BEING the same property conveyed to Muthanna A. Nasir and Nora Abbas Al Bahash, husband and wife, as tentants by the entirety by deed from Muthanna A. Nasir a/k/a Muthanna Abullahnasir Nasir a/k/a Muthanna Abdullahnasir Nasir a/k/ Muthanna Alanzi and Nora Abbas Al Bahash aka Nora Albahash, husband and wife, dated June 26, 2017, recorded on 7/21/2017, at Instrument No. 20170721-0073981, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Muthanna Alanzi and Nora Albahash, husband and wife by deed from Ahad S. Nasab, dated May 26, 2010, recorded on 06/23/2010, at Instrument No. 20100623-0049013, Register's Office for Davidson County, Tennessee.

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.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 5200, Page 577, Book 6250, page 111 and Book 6900, page 256, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6140, page 420, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 612 Alison Court, 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 16th day of February, 2021.

Muthanna A Nasir

Muthanna A. Nasir

Nora Abbas Al Bahash by Muthanna A. Nasir, attorney in fact

Nora Abbas Al Bahash by Muthanna A. Nasair, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Abbas Al Bahash, 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 16th day of February 2021.

Notary Public
My Commission expires: 2/12/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muthanna A. Nasir, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Attorney In Fact for Nora Abbas Al Bahash, and is authorized by Nora Abbas Al Bahash to execute this instrument on her/his/their behalf.

Witness my hand and official seal at office this 16th day of February, 2021

Notary Public

My Commission Expires: 2/12/23

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren Reynolds
My Commission Expires: 10/17/22