Karen Johnson Davidson County
Batch# 601579 DEEDWARR
03/29/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20210329-0040464

# WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 2, 2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Bashar Aljabiri | Bashar Aljabiri | Parcel ID: 128 11 0A 001.00 |
| (NAME) 624 Summit Oaks Court | (NAME) 2250A Wilma Rudolph Blvd | |
| (ADDRESS) Nashville 37221 | (ADDRESS) Clarksville, TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Greater Middle Tennessee Development Partnership a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bashar Aljabiri and Suchad Aljabiri, husband and wife**. 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 Lot No. 1 on the Plan of Forte property, of record in Plat Instrument No. 20140821-0076398, Register's Office for said County, to which plat reference is made for a complete description.

Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation by Warranty Deed from Victor T. Forte, Jr., of record in Instrument No. 20060803-0094431, in the Register's Office of Davidson County, Tennessee, dated August 2, 2006 and recorded on August 3, 2006. And Annie W. Forte deceased on October 23, 1995.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as **624 Summit Oaks Ct, Nashville, Tennessee 37221**

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 24 day of March, 2021

Greater Middle Tennessee Development Partnership a Tennessee general partnership

BY: Trianon Development Ltd., a Delaware Corporation, Managing General Partner

By: _____
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State personally appeared Fred M. Stevenhagen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Secretary of Trianon Development Ltd., the Managing General Partner for Greater Middle Tennessee Development Partnership, and that he as such Secretary, is authorized to execute the within instrument on its behalf for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2021.

_____
Notary Public

My Commission Expires: September 2, 2024

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

**True Copy Certification**

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY