WARRANTY DEED

Karen Johnson Davidson County
Batch# 608204 **DEEDWARR**
04/06/2021 02:16:49 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20210406-0045139

J-SB-JH-21-3276

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ali Al-Soraify	**New Owner**	
(NAME)	(NAME)	**150 07 0 155.00**
69 Whitsett Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD EUGENE WATKINS, JR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI AL-SORAIFY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain real property and house in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section Two, Towne Village of the Country, of record in Plat Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Edward Eugene Watkins, Jr., a single person, by Quitclaim Deed from Virginia K. Watkins, a single person, of record in Instrument No. 20130415-0037190, in the Register's Office of Davidson County, Tennessee, dated March 30, 2013 and recorded on April 15, 2013. Final Decree of Divorce and Marital Dissolution Agreement filed in Third Circuit Court for Davidson County in Docket No. 12D-2855.

Being the same property conveyed to Edward E. Watkins, Jr. and wife, Virginia K. Watkins, by Warranty Deed from Michael S. Eggleston and wife, Gilda Maria Eggleston, of record in Book 8708, Page 752, in the Register's Office of Davidson County, Tennessee, dated August 17, 1992 and recorded on August 21, 1992.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, TOWNE VILLAGE OF THE COUNTRY, as recorded in Plat Book 5200, Page(s) 176 and 177.

• Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5289, Page 687 and Book 5456, Page 511.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3276 New Towne Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 2nd DAY OF APRIL, 2021.

Edward Eugene Watkins, Jr

Dawn Michelle Watkins
**The said Dawn Michelle Watkins joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD EUGENE WATKINS, JR. and DAWN MICHELLE WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212