RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115621

WARRANTY DEED

Karen Johnson Davidson County
Batch# 624823 DEEDWARR
04/29/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20210429-0057068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2021.

NOTARY PUBLIC

My commission expires: _____

RENE PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 11-19-24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ali Al Juaifari 2407 18th Avenue N, Nashville, TN 37208	Same address as new owner	08103035000

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand and 00/100 Dollars ($232,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLAR-MAR, LLC**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALI AL JUAIFARI**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Buena Vista Heights, as of record in Book 161, Page 19, Register's Office for said County, as shown as a part of Parcel "B" reserved on the Plan of Riverview Gardens, as of record in Book 3600, Page 46, said Register's Office.

SAID Lot No. 1 fronts 83.5 feet on the westerly margin of Salem Street, now 18th Avenue North, and extends back between parallel lines 150 feet to an alley in the rear on which it measures 83.5 feet thereon.

Being the same property conveyed to Clar-Mar, LLC from Ralph N. Churchwell, Jr., unmarried, by Warranty Deed dated 05/23/1997 and recorded 05/28/1997 in Book 10468, page 977, Register's Office of said County.

The address of the herein described property is believed to be 2407 18th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21 day of April, 2021.

Clark Barton Rollins (WS)
CLARK BARTON ROLLINS, III, MEMEBER

Don David Rollins
DON DAVID ROLLINS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Clark Barton Rollins, III and Don David Rolllins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Members of Clar-Mar, LLC Builders the within named bargainor and that they as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, Members.

WITNESS my hand and seal, this the 21 day of April, 2021.

Jennifer L Pennell
Notary Public
My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022