Karen Johnson Davidson County
Batch# 636611 DEEDWARR
05/14/2021 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $281.20
20210514-0065264

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
29513-1B / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Akram Matlob Daniel and Lena A. Daniel 804 William Howard Court Nashville, TN 37209	New Owners	090-12-0-B-008-00co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mesopotamia, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Akram Matlob Daniel and Lena A. Daniel, husband and wife** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Hodges Estates, as of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Mesopotamia, LLC, a Tennessee limited liability company by Warranty Deed from Akram Matlob Daniel and Lena A. Daniel, husband and wife, dated March 15 2017, of record in Instrument No. 20170316-0025572, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 804 William Howard Court, Nashville, TN 37209.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of May, 2021.

Mesopotamia, LLC, a Tennessee limited liability company

By: EMAD Pulous
Name: Emad Pulous
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emad Pulous, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Mesopotamia, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

WITNESS my hand, at office, this 13th day of May, 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Affiant

Subscribed and sworn to before me this 13th day of May, 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 090-12-0-B-008-00co. Current year taxes have been pro-rated as part of closing and assumed by the Grantees.

3. All Matters as shown on the Plan of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of Hodges Estates, of record in Plat Book 11701, Page 212, said Register's Office.

5. By-Laws of Hodges Estates Homeowners' Association, Inc. of record in Book 11701, Page 221, said Register's Office.

6. Charter of Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010202-0010627, said Register's Office.

7. Conveyance of Open Space to Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010322-0027723, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

