Karen Johnson Davidson County
Batch# 658724 DEEDWARR
06/17/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210617-0081880

WARRANTY DEED

ASHLEE D. PAGE
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 $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Strategic Options International, LLC	**Strategic Options International, LLC**	
(NAME) **2817 West End Avenue, Suite 126**	(NAME) **2817 West End Avenue, Suite 126**	07601001000
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SAMUEL RIYAD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Strategic Options International, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property, to-wit:

Beginning at an iron pin in the Westerly boundary of the property herein described, said pin being North 88 degrees 0 minutes East, 254.08 feet East of an iron pin in the Easterly margin of Tulip Grove Road located 148.10 feet South of the Northwest corner of the Scotts Hollow AME Benevolent Church Property of record in Book 700, Page 1, Register's Office for Davidson County, Tennessee; thence North 6 degrees 22 minutes; East, 232.97 feet to an iron pin; thence South 82 degrees 51 minutes East, 385.65 feet to a large cedar with orange paint; thence South 6 degrees 17 minutes West, 1159.06 feet to an iron pin set by a flagged corner post; thence North 83 degrees 13 minutes West, 387.16 feet to an iron pin by a corner post; thence North 6 degrees 22 minutes East, 878.56 Feet to the point of beginning, containing 10.29 acres, more or less.

There is likewise conveyed unto the Grantees by Decree of Part I of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 235, Page 691 as corrected in Minute Book 236, Page 147, an easement for ingress and egress to the aforementioned property over the lands of Scotts Hollow AME Benevolent Church, said easement being 15 feet in width and having a centerline which begins on the easterly margin of Tulip Grove Road 155.60 feet South of the northwest corner of the property owned by Scotts Hollow AME Benevolent Church of record in Book 700, Page 1, Register's Office for Davidson County, Tennessee, and runs from said point North 88 degrees 0 minutes East, 254.08 feet to a point in the westerly boundary of the 10.29 acre tract.

The aforementioned property is encumbered on its westerly boundary by a cemetery approximately 100 by 125 feet as well as an easement for ingress and egress thereto.

Being the same property conveyed to AL Sisi Constructions Inc. by Warranty Deed from Anthony E. King, an unmarried man, in Instrument No. 20180125-0007829 Register's Office for Davidson County, Tennessee, as corrected in Scrivener's Affidavit of record in Instrument No. 20201015-0120296, in said register's office.

Being the same property conveyed to Samuel Riyad, a married man, by Quitclaim Deed from AL Sisi Constructions Inc., a Tennessee Corporation, of record in Instrument No. 20201117-0135353, Register's Office for Davidson County, Tennessee, dated November 6, 2020 and recorded on November 17, 2020. Also see Scrivener's Affidavit correcting Grantee's name in Instrument No. 20210212-0020300.

Being the same property conveyed to Samuel Riyad, a married man, by Quitclaim Deed from Samuel Riyad and AL SISI CONSTRUCTIONS INC dated May 5, 2021 and recorded on May 7, 2021, of record at Instrument No. 20210507-0061447, in the Register's Office of Davidson County, Tennessee.

Being also known as 0 Tulip Grove Road, Hermitage, Tennessee 37076.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Easement for Ingress and Egress of record in Minute Book 235, Page 691, corrected in Minute Book 236, Page 147, Cemetery on property and Egress and Ingress thereto, Easement to Piedmont Natural Gas Company of record in Instrument Number 20100111-0002350, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 0 Tulip Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of June, 2021.

Samuel Riyad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Samuel Riyad,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022