WARRANTY DEED

Karen Johnson Davidson County
Batch# 659834 DEEDWARR
06/18/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210618-0082669

DM-SB-GR-21-5001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

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)
Faris A. Bedawi	**New Owner**	
(NAME) **4529 Red Bark Court**	(NAME)	**147 06 0 201.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **DAVID R. GLADDEN AND WIFE, MARY J. CAMPBELL GLADDEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARIS A. BEDAWI, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 264 of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Blackman Road at the corner of Lot No. 264 and Reserved Parcel "A"; thence in a Southwesterly direction 119.49 feet from said corner to a point; thence South 60.1 feet; thence in a Southeasterly direction 196.5 feet to the Northwest margin of Edmondson Pike; thence Northeast 97.21 feet to the beginning of a curve; thence with said curve having a radius of 25 feet in a Northwest direction 33.93 feet to the Southerly margin of Blackman Road; thence with said margin in a Northwesterly direction 133.94 feet to the point of beginning.

Being the same property conveyed to David R. Gladden and wife, Mary J. Campbell Gladden, by Warranty Deed from C. William Story, of record in Book 5751, Page 325, in the Register's Office of Davidson County, Tennessee, dated May 28, 1981 and recorded on June 01, 1981.

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

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Caldwell Country Estates, as recorded in Plat Book 3300, Page(s) 16.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6479, Page 210.

• Easement for Temporary Construction Easement, recorded in Book 7079, Page 628.

• Title to that portion of the land lying below the ordinary low water mark of the Sevenmile River.

• Easement for the flow of the waters of the Sevenmile creek, and the rights of the public therein.

• Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile creek, free from diminution or pollution.

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

This is **improved** property known as: **5001 Edmondson Pike, Nashville, Tennessee 37211**.

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 16 DAY OF JUNE, 2021.

David R. Gladden

Mary J. Campbell Gladden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. GLADDEN, 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 16th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY J. CAMPBELL GLADDEN, 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 16th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1506

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/16/21.

Kimberly Hollingshead, Esq.

6/16/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of June, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025