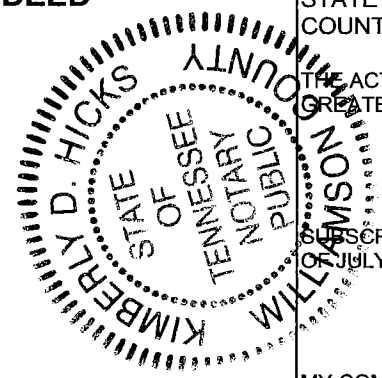
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bewar Mohamad	NEW OWNER	18000006200
(NAME)	(NAME)	
6471 Holt Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 675916 DEEDWARR
07/13/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210713-0094121

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 considerations, the receipt of which is hereby acknowledged, **Sean Wyman Doyle and wife, Joyce Holladay Doyle**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bewar Mohamad, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, in the 6th District of said County described according to a survey made by Alley, Young & Baumgartner, Inc. dated April 11, 1989, being more fully described as follows:

BEGINNING at a point at the southeasterly corner of property of William M. Smiley said point being more or less 650 feet south of the intersection of Holt Road and Maxwell Lane and in the westerly border of Maxwell Lane; thence south 69.27' along the westerly border of Maxwell Lane to the point of beginning; thence south 02 degrees 02' 29" W 320.43' to an existing iron pin; thence south 30 degrees 45' 18" W 103.90' to a new iron pin; thence north 86 degrees 42' 30" W 896.60' to a new iron pin; thence north 01 degree 58' 29" E 437.90' to an existing iron pin; thence south 89 degrees 22' 19" E 581.00' to a new iron pin; thence south 78 degrees 36' 42" E 370.91' to the point of beginning, and containing 9.65 acres more or less.
Being the same property conveyed to Wendell G. Holladay and wife, Virginia M. Holladay by Deed from Randall R. Hasty and wife, Christy L. Hasty, dated 10/01/1993 and recorded 10/08/1993, of record in Book 9110, Page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Wyman Doyle and wife, Joyce Holladay Doyle by Quitclaim Deed from Wendell G. Holladay and wife, Virginia M. Holladay, dated 10/01/1993 and recorded 10/08/1993, of record in Book 9110, Page 114, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 6457 Holt Road, Nashville, TN 37211

(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 GRANTEE(S), his 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), his 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.

Effective the 8th day of July, 2021.

Sean Wyman Doyle

Joyce Holladay Doyle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Wyman Doyle and Joyce Holladay Doyle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2021.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 7/8/2021.

Kimberly D. Hicks
Affiant
Date: 7/9/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON