Karen Johnson Davidson County
Batch# 687836 DEEDWARR
07/30/2021 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210730-0102822

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Notary Public

My commission expires: 03/15/2025

(Notary Stamp)

KEVIN N ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sapheen Barwarrie and Guhdar Nebi** | **New Owner** | **161-14-0-008.00** |
| **15477 Old Hickory Boulevard** | | |
| **Nashville, TN 37211** | | |

FOR AND IN 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, WE,

**David B. Chadwick and wife, Arlene Chadwick**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sapheen Barwarrie, a married man and Guhdar Nebi, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being parts of Lot Nos. 7 and 9 on the division of the lands of Major J.B. Fitzhugh, deceased, as of record in Minute book "J", page 353, County Court for said County, and a small tract lying adjacent to and southerly from said parts of Lot Nos. 7 and 9, described together according to a survey made by Steve Draper, August 13, 1962, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard at the easterly terminus of a curve leading from an unnamed street, said point lying easterly along the southerly margin of Old Hickory Boulevard and Old Hickory Boulevard extended, in all 297.65 feet from the westerly line of said Lot No. 9, said westerly line of Lot No. 9 being the easterly line of the property conveyed to J.K. P. Hill by deed from P.A. Shelton, Clerk of said County Court, as of record in Book 225, Page 355, Register's Office for said County; thence with the southerly margin of Old Hickory Boulevard easterly 207.8 feet to a point; thence South 9 degrees West 195 feet to a point; thence North 81 degrees West 224 feet to the easterly margin of said unnamed street; thence with the easterly margin of said unnamed street, North 7 degrees, 12 minutes East 168.4 feet to a point; thence with a curve to the right, having a radius of 25 feet northeasterly 39.6 feet to the beginning.

INCLUDED FROM THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following fee simple conveyed to the State of Tennessee filed for record on June 28, 1989 in Book 7875, page 724, said Register's Office.

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Howard S. Driggers, etux property; thence with said west boundary south 12 degrees 24 minutes 59 seconds west 11.25 feet to a point; thence with the proposed south margin of said road with a 11,417.16 foot radius curve left and westerly 230.95 feet to a point; thence with said existing margin (1) with a curve right and easterly 26 feet, more or less (2) easterly 212 feet, more or less to the point of beginning and containing 2,897 square feet.
Being the same property conveyed to David B. Chadwick and wife, Arlene Chadwick, by Warranty Deed, from Joseph L. Nave and wife, Helen L. Nave, dated December 7, 1983, of record in Book 6191, Page 92, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Deed with Easements to State of Tennessee of record in Book 7875, Page 724, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 15477 Old Hickory Boulevard, Nashville, TN 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 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/our hand(s) this 28th day of July, 2021.

David B. Chadwick

David B. Chadwick

Arlene Chadwick

Arlene Chadwick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of July, 2021, before me personally appeared David B. Chadwick and Arlene Chadwick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 21-424
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

**Tennessee Certification of Electronic Document**

I, Lynn Vaught, do hereby make oath that I am 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 7/28/21 (date of document).

Affiant Signature

7/29/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of July, 2021.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025