Karen Johnson Davidson County
Batch# 692563 DEEDWARR
08/06/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210806-0106408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0629

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Kheil and Mary Malak	NEW OWNER	Map: 14904004700 & 14904004800
(NAME) 635 Foster Lane	(NAME) 635 Foster Lane	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROGER MCDANIEL AND WIFE, RHONDA MCDANIEL,

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

MINA KHEIL AND MARY MALAK, HUSBAND AND WIFE,

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:

Map # 14904004700, 335 Bell Road, Nashville, TN 37217

Land in Davidson County, Tennessee described according to a survey made by Hickerson-Miller Engineers, Surveyors, on March 30, 1959, revised September 28, 1959 as follows:

Beginning at an iron pin on the westerly margin of Bell Road at the intersection of said margin with the northern boundary line of the property conveyed to J. E. Moss by deed from Walter Julian Johnson and wife of record in Book 2304, Page 613, Register's Office for Davidson County, Tennessee; thence with the northern boundary line of said Moss property north 36 degrees, 16' west 84.6 feet and north 71 degrees 35' west 200.2 feet to an iron pin in the eastern boundary line of the Hilton Fisher property; thence with the same north 3 degrees, 55' east 161.2 feet to an iron pin; thence south 63 degrees east 375.9 feet to the westerly margin of said Bell Road; thence with the same south 41 degrees west 160 feet to the beginning, containing 1.03 acres, more or less.

Being the same property conveyed to Roger McDaniel and wife, Rhonda McDaniel, by deed from Sherry Jan Paris Janicke, of record in Instrument No. 20100122-0005615, dated January 21, 2010, Register's Office for Davidson County, Tennessee.

and,

Map # 14904004800, 343 Bell Road, Nashville, TN 37217

A certain tract of land in Davidson County, Tennessee, as follows:

Beginning at a point in the boundary line between the lands of Kincaid and W. J. Johnson, said point being North 63 degrees 00 minutes West 188 feet from the northwest margin of Bell Lane; thence runs with the said boundary line North 63 degrees 00 minutes west 187.9 feet to an iron pin; thence North 3 degrees 55 minutes East 163 feet to an iron pin; thence South 71 degrees 40 minutes East 249.7 feet to an iron pin; thence in a southwesterly direction 180 feet to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Roger McDaniel and Rhonda McDaniel, husband and wife, by deed from Clarence Mark Kelso of record in Instrument No. 20170224-0018618, dated February 17, 2017, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees.

Property (Map # 14904004800) is landlocked.

unimproved ☐
This is improved ☒ property, known as 335 & 343 Bell Rd., Nashville, TN 37217
(House No.) (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 our hands this 5th day of August, 2021.

Roger McDaniel

Rhonda McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger McDaniel and Rhonda McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of August, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 August 5, 2021.

(AFFIANT) – Karen Suggs

08/05/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of August, 2021

My commission expires: 1/3/27

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY