2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023
(AFFIX SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 697218 **DEEDWARR**
08/13/2021 10:38:28 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20210813-0109502

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haval Abdulhakim Sindy 1761 Elijah Ryan Drive Antioch, TN 37013	NEW OWNER	128-00-0-081

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lillian Cauthen, Joseph F. Cauthen and Jayne Cauthen, husband and wife, Jerry L. Cauthen and Lynn Cauthen, husband and wife, John M. Cauthen, Mary Ann C. Mujica and Mario Mujica, wife and husband, and Joan M. Cauthen Poskevich**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Haval Abdulhakim Sindy**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. (4) Four, Fred C. Pickney, Jr., et ux Subdivision of 23.30 acre tract of land in the 8th Civil District, Davidson County, Tennessee, purchased of S. H. Tomlinson and wife, Hattie Rosetta Tomlinson, April 26, 1946, by deed of record in Book 1389, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 250 feet on the easterly margin of Old Hickory Boulevard, and extends back easterly with the southerly line of Lot No. 3 to the easterly line of said 23.30 acre tract, and faces 250 feet on said line. The northerly line of said Lot No. 4 being the southerly line of Lot No. 3, which has a frontage of 225 feet on the easterly margin of Old Hickory Boulevard, and faces 225 feet on said easterly line of said 23.30 acre tract. Said Lot No. 4 contains 4.15 acres, more or less.

Less and except that portion conveyed to the State of Tennessee, more particularly described as follows:

Beginning at the point of intersection of the existing east margin of State Route 251 (Old Hickory Boulevard) and the south boundary of the Alice A. Anderson property; thence with said south boundary

south 81° 57' 54" east 294.29 feet; thence south 06° 37' 57" west 80.13 feet; thence south 36° 58' 24" east 81.43 feet; thence south 26° 39' 53" east 128 feet, more or less, to a point in the north boundary of the Nandi Hills Associates property; thence with said north boundary north 76° 34' 17" west 339.58 feet to a point in the existing east margin of State Road 251, thence with said margin northwardly 234 feet, more or less, to the point of beginning, and containing 67,267 square feet.

Being part of the same property conveyed to Edward C. Cauthen and wife, Mary Sue Cauthen by Deed from Fred C. Pickney, Jr., and wife, Patricia Mary Pickney, dated 09/17/1946 and recorded 09/30/1946 of record in Book 1385, Page 694, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Edward C. Cauthen, Jr., and Lillian Cauthen, his wife, an undivided 1/12th interest; Joseph F. Cauthen and Jayne Cauthen, his wife, an undivided 1/12th interest; Jerry L. Cauthen and Lynn Cauthen, his wife, an undivided 1/12th interest; John M. Cauthen and Viki Cauthen, his wife, an undivided 1/12th interest; Mary Ann C. Mujica and Mario Mujica, her husband, an undivided 1/12th interest; and Joan M. Cauthen, an undivided 1/12th interest by Warranty Deed from Mary Sue Cauthen, dated 08/30/1989 and recorded 09/11/1989 of record in Book 7934, Page 869, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Edward C. Cauthen, Jr., and Lillian Cauthen, his wife, an undivided 1/12th interest; Joseph F. Cauthen and Jayne Cauthen, his wife, an undivided 1/12th interest; Jerry L. Cauthen and Lynn Cauthen, his wife, an undivided 1/12th interest; John M. Cauthen and Viki Cauthen, his wife, an undivided 1/12th interest; Mary Ann C. Mujica and Mario Mujica, her husband, an undivided 1/12th interest; and Joan M. Cauthen, an undivided 1/12th interest by Warranty Deed from Edward C. Cauthen, dated 08/30/1989 and recorded 09/11/1989 of record in Book 7934, Page 872, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John M. Cauthen by Quitclaim Deed from Viki Cauthen, dated 03/19/2015 and recorded 06/16/2015 of record in Instrument 201506160057248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 460 Old Hickory Blvd, Nashville, TN 37209

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/our hand(s) this the 11th day of August, 2021.

Joseph F. Cauthen

Lillian Cauthen by Joseph F. Cauthen, attorney in fact
Lillian Cauthen by Joseph F. Cauthen, Attorney in Fact

Jayne Cauthen by Joseph F. Cauthen, attorney in fact
Jayne Cauthen by Joseph F. Cauthen, Attorney in Fact

Jerry L. Cauthen by Joseph F. Cauthen, attorney in fact
Jerry L. Cauthen by Joseph F. Cauthen, Attorney in Fact

Lynn Cauthen by Joseph F. Cauthen, attorney in fact
Lynn Cauthen by Joseph F. Cauthen, Attorney in Fact

John M. Cauthen by Joseph F. Cauthen, attorney in fact
John M. Cauthen by Joseph F. Cauthen, Attorney in Fact

Mary Ann C. Mujica by Joseph F. Cauthen, attorney in fact
Mary Ann C. Mujica by Joseph F. Cauthen, Attorney in Fact

Mario Mujica by Joseph F. Cauthen, attorney in fact
Mario Mujica by Joseph F. Cauthen, Attorney in Fact

Joan M. Cauthen Poskevich by Joseph F. Cauthen, attorney in fact
Joan M. Cauthen Poskevich by Joseph F. Cauthen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph F. Cauthen with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph F. Cauthen, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Lillian Cauthen, Jayne Cauthen, Jerry L. Cauthen, Lynn Cauthen, John M. Cauthen, Mary Ann C. Mujica, Mario Mujica and Joan M. Cauthen Poskevich, the within named bargainors, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lillian Cauthen, Jayne Cauthen, Jerry L. Cauthen, Lynn Cauthen, John M. Cauthen, Mary Ann C. Mujica, Mario Mujica and Joan M. Cauthen Poskevich, the bargainors, by the said Joseph F. Cauthen, as Attorney in Fact.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE