Karen Johnson Davidson County
Batch# 703205 DEEDWARR
08/24/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210824-0114012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-12128

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Martinez and Juan Carlos Martinez (NAME)	Same as New Owner (NAME)	50-81
3534 Dickerson Pike (STREET ADDRESS)	" " (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	" " (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Saed Qiqieh, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Martinez and Juan Carlos Martinez,** 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 located in the second Metropolitan Councilmanic District, formerly the 12th Civil District and described accordingly to a survey by Rocky Montoya, Surveyor dated 07/01/2021as follows:

Beginning in the south margin of Dickerson Pike, said point being the southeast corner of Alvin R. Barnett as of record in Deed Book 00004129-0000209 R.O.D.C., Tn., the northeast corner of David J. and Juan Carlos Martinez of record in Deed Book 20190702-0064280 R.O.D.C., Tn. thence, leaving said south margin along a line between Martinez and Barnett south 83 degrees 30 minutes 00 seconds west 227.60 feet to the center line of a point next to a ditch; southwest said point being the northwest corner of Martinez, the northwest corner of Barnett, thence, with the south line of Martinez south 22 degrees 48 minutes 53 minutes east 57.62 feet to a point in the ditch; said point being the southeast corner of Saed Y. Qiqieh property as of record in Deed Book 20170130-0009406 R.O.D.C., Tn., thence along the line Martinez and Qiqieh north 88 degrees 31 minutes 30 seconds west 122.67 feet; thence, along the north line of Martinez North 07degrees 31 minutes 35 seconds west 77.30 feet to a point in the east line of Anchor Property Holdings, LLC as of record in Deed Book 20140725- 0066272 R.O.D.C., Tn; thence with the north line of Anchor Property Holdings, LLC and this lot south 83 degrees 01 minutes 12 seconds west 245.57 feet to an iron post; said point being the west line of Anchor Property Holdings, LLC the southwest corner of this lot; thence, leaving Anchor Property Holdings, LLC north line along the west line of this lot north 07 degrees 41 minutes 22 seconds west 180.84 feet to an iron pipe in the south line of Magdalene Barnett property as of record in Deed Book -Zero Page 0000197 R.O.D.C., Tn; thence

along Barnett north and west line south 71 degrees 22 minutes 55 seconds east 198.07 feet to an iron rod; thence, north 01 degrees 12 minutes 24 seconds east 89.06 feet to a post; thence, along a line to Barnett, the south line of Saed Y. Qiqieh of record in Deed Book 20181116-0112938 R.O.D.C. Tn; north 82 degrees 53 minutes 19 seconds east to a point in the ditch, said point being the northeast corner of this lot, the west line of Alvin R. Barnett Etux as of record in Deed Book 0004129-0000209 R.O.D.C., Tn; thence, along the west line of Barnett, the east line of this lot, south 20 degrees 30 seconds 00 minutes east 71.01 feet to the point of beginning, containing 48.469 sq. ft., 1.113 acres more or less.

Being the same property conveyed to Saed Qiqieh, a married person by Deed dated November 18, 2016 from Elizabeth Rhea Hiett, a single person, recorded January 30, 2017, in Instrument Number 20170130-0009406, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including but not limited to

1. Easement for private driveway of record in Book 6089, page 943, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3536 Barnett Rd, Nashville, TN 37207.

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. Whenever 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 19th day of August, 2021.

X _____
Saed Qiqieh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2021, before me personally appeared Saed Qiqieh, 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 19th day of August, 2021.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/19/2021 (date of document).

Affiant Signature

8/23/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this ___ day of _____, 2___.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY