WARRANTY DEED

Karen Johnson Davidson County
Batch# 713264 **DEEDWARR**
09/13/2021 10:27:32 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210913-0122069

JM-CCRS-21-1527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Abdulqader Omar	**NEW OWNER**	
(NAME)	(NAME)	**081-14-0-108.00**
1302 Kaci Dr		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WESTPORT DEVELOPMENT & ASSOCIATES, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABDULQADER OMAR, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Re-Subdivision of the Northerly 50 feet of Lots No. 8 and 17 on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20200128-0010219, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Westport Development & Associates, Inc. by Quitclaim deed from Westport Development & Associates, Inc. of record in Instrument No. 20180719-0070612 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 19, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 421, Page 188, amended in Instrument No. 20200128-0010219, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5779, Page 126, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1527 23rd Avenue, Nashville, Tennessee 37208**.

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), their heirs and 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), 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 7th DAY OF SEPTEMBER, 2021.

Westport Development & Associates, Inc.

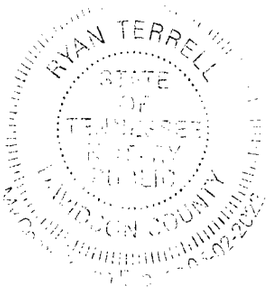
BY: _____
Margarette E. Shields
Secretary/Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARGARETTE E. SHIELDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SECRETARY/VICE PRESIDENT of WESTPORT DEVELOPMENT & ASSOCIATES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SECRETARY/VICE PRESIDENT.

Witness my hand and official seal, this the 7th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212