Return To: 21.4052
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BS-CLR-21-302

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 715545 **DEEDWARR**
09/14/2021 01:15:39 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210914-0123227

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jimmy Cole, Jr. and Brandy Cole	Residential Wholesale Mortgage Inc.	
(NAME)	(NAME)	**054-14-0-024.00**
302 Rolling Mill Rd	11234 El Camino Real, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Diego, CA 92130	
(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, **WALID AL-NIMRI AND JOYCE AL-NIMRI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIMMY COLE, JR. AND BRANDY COLE, A MARRIED COUPLE,** 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. 81 on the Plan of Brandywine Farms Subdivision, Section 2, as of record in Book 3700. page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 140 feet on the southwesterly margin of Rolling Mill Road and runs back between lines measuring 338.5 feet on the southeasterly line and 338.8 feet on the northwesterly line to a dead line measuring 126.8 feet thereon.

Being the same property conveyed to Walid O. Al-Nimri and wife, Joyce M. Al-Nimri by Warranty deed from Margaret Oliphant, Hugh Chadwell and William Thomas Gently, Heirs of the Estate of Margaret B. Chadwell of record in Book 10900, page 81, Register's Office for Davidson County, Tennessee, dated April 16, 1998 and recorded on April 24, 1998.

Being the same property conveyed to 302 RMR LLC by Quitclaim deed from Walid O. Al-Nimri and wife, Joyce M. Al-Nimri of record in Instrument No. 20200629-0070111 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 29, 2020.

Being the same property conveyed to Walid Al-Nimri and Joyce Al-Nimri, husband and wife as tenants by the entirety by Quitclaim deed from 302 RMR LLC of record in Instrument No. 20210430-0058178 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on April 30, 2021.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3936, Page 811 and amended in Book 6691, Page 977, Book 3816, Page 544 and Book 3822, Page 851, in the Register's Office for Davidson County, Tennessee
- Water Main Easement of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20170822-0086015, 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: **302 Rolling Mill Rd, Old Hickory, Tennessee 37138**.

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 3 DAY OF SEPTEMBER, 2021.

Walid Al-Nimri

Joyce Al-Nimri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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