# WARRANTY DEED

Karen Johnson Davidson County
Batch# 721036 DEEDWARR
09/21/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210921-0126905

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ashraf Saweres<br>Nadrh Saweres | New Owner | 15006002400 |
| (NAME) | (NAME) | |
| 3060 Anderson Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sara P. Gale, unmarrie**d, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashraf Saweres and Nadrh Saweres, 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:

Land in Davidson County, Tennessee, Being lot number 168 on the Plan of Cherry Hills, Sec. 8 of record in Book 4660, Page 50, Register Office for said County.

Said lot Number 168 fronts 145 feet on the northerly side of Anderson Road and extends back 141.22 feet on the westerly line and 187.54 fee on the easterly line to a dead line in the rear measuring 154.93 feet thereon.

Being the same property conveyed to Thomas E. Gale and wife Sara P. Gale, by deed of record in Book 5403 , Page 94 , Register's Office for Davidson County, Tennessee. Thomas E. Gale having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3060 Anderson Road, Nashville, TN 37217
(House Number) (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 my/our hands this 6th day of August, 2021.

Sara P. Gale

State of Tennessee
County of Davidson

Personally appeared before me Sara P. Gale, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2021.

Notary Public
My Commission Expires:

File No.: 15747

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 8.6.2021 (date of document).

Connie Taylor
Affiant Signature

8.6.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

