SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 747336 DEEDWARRSP
11/01/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211101-0146051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24
(AFFIX SEAL)

SANYA L. LABOGAST NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

File No.: HK-21-NED-1827

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdelghani Barre and Kaha Aden	New Owner	135 00 0 094.00
(NAME)	(NAME)	
901A Coral Road Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alden Horton, III, d/b/a Horton Properties partnership, a Sole Proprietorship, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Abdelghani Barre and Kaha Aden, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described in part according to a survey made by E.J. Wilkinson, Surveyed, not dated, as follows:

Beginning at a point in the center of Murfreesboro Pike at the East corner of the property conveyed to Robert N. Crowell and wife, by deed from William W. Moore and wife, as of record in Book 2907, Page 247, Register's Office for said county; thence with said Crowell's Southeasterly line South 35 degrees 40' West 205 feet to said Crowell's south corner; thence South 54 degrees 20' East 110 feet, more or less, to P.M. Matlocks' Northwesterly line; thence with P.M. Matlock's Northwesterly line North 35 degrees 40' East 205 feet to the center of Murfreesboro Pike; thence with the center of Murfreesboro Pike North 54 degrees 20' West 110 feet, more or less to the beginning.

Being the same property conveyed from James H. Beck, a married man, to Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship, by Warranty Deed dated April 20, 2016, recorded April 20, 2016, in Instrument No. 20160420-0038483, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1827 Old Murfreesboro Pike, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized

and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 hand this 22nd day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alden Horton, III, d/b/a Horton Properties partnership, a Sole Proprietorship

By: Alden Horton, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me personally appeared Alden Horton, III, 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 22nd day of October, 2021.

Notary Signature
My commission expires:

TONI J. BASHINSKY
Notary Public, State of Maine
My Commission Expires 7/25/2026

Certificate of Authenticity

I, Sanya L. Arbogast, 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 October 22, 2021.

Affiant Signature

10/28/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal

