Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

11608e

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 18200015200

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Isam Yonis
464 Jessie Dr
Nashville, Tn. 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES I. ~~FREEMAN,~~ C. F. UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ISAM YONIS,** _____ "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Freemon

LAND lying in Davidson County, Tennessee, bounded and the North, East and South by remaining property of Ronald S. Nunn, the West by Cane Ridge Road, and being more particularly described as follows, to-wit:

BEGINNING at a pin on the east margin of Cane Ridge Road 25 feet from the center line, being the SW corner of this tract and further identified as N 6 deg. 12 min. E 411.78 feet from a pin in the center line of road on the NW corner of Jerry C. Sailors (Deed Book 4900, page 909); thence with the east margin of Cane Ridge Road N 19 deg. 36 min. W 161.3 feet to a pin being 25 feet from the center line of road; thence continuing N 16 deg. 45 min. W 189.4 feet to a pin; thence S 82 deg. 17 min. 30 sec. E 1209.36 feet to a pin; thence, S 7 deg. 11 min. 46 sec. W 315.5 feet to a pin; thence, N 82 deg. 20 min. W 1060.0 feet to the beginning, containing 8.25 acres, more or less, by survey of Robert E. Francis, dated 6/25/1980, revised 7/10/1980.

BEING the same property conveyed to Charles I. Freemon, by Warranty Deed from Ronald S. Nunn and Joye E. Nunn, dated July 26, 1982, appearing of record in Book 5919, page 861, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 1 Cane Ridge Rd., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

Karen Johnson Davidson County
Batch# 772458 DEEDWARR
12/13/2021 09:54:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9 day of December, 2021.

Charles Freeman

Charles I. ~~Freeman~~

Freeman C.F.

DENNIS L LEWIS JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles I. ~~Freeman,~~ the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained. Freeman DLL

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of December, 2021.

Hilary Mohsenzadeh

NOTARY PUBLIC

My Commission Expires:

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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