# WARRANTY DEED

Karen Johnson Davidson County
Batch# 814872 DEEDWARR
03/03/2022 12:45:45 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20220303-0024484

LR-FHE-22-4820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 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) |
|---|---|---|
| **Reber Hassan and Mohammad A Hassan** | **New Owner** | |
| (NAME) | (NAME) | **148-15-0-027.00** |
| **5912 Cross Pointe Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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, **MYRON L. SCARLETT, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBER HASSAN, A MARRIED MAN AND MOHAMMAD A HASSAN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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. 112 on the Plan of Apache Hills, Section 3, of record in Plat Book 4175, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112 fronts 70 feet on the southerly side of Cimarron Way and runs back between lines 194.90 feet on the east line and 182.45 feet on the west line to a dead line in the rear on which it measures 71.15 feet.

Being the same property conveyed to Joan Marie Scarlett and husband, Myron L. Scarlett by Warranty deed from Victoria E. Rigsby, widow of record in Instrument No. 20110510-0035836 Register's Office for Davidson County, Tennessee, dated May 4, 2011 and recorded on May 10, 2011. Joan Marie Scarlett having since died on April 12, 2016 leaving Myron L. Scarlett as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4225, Page 657, as amended in Book 4361, Page 162 and Book 4454, Page 301, 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: **4820 Cimarron Way, Antioch, Tennessee 37013**.

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 28th DAY OF FEBRUARY, 2022.

Myron L. Scarlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRON L. SCARLETT, 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 28th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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