Karen Johnson Davidson County
Batch# 820059 DEEDWARR
03/11/2022 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20220311-0028320

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $449,000.00 Affiant Subscribed and sworn to before me This 22nd day of February 2022. Notary Public My Commission Expires: 03/06/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
Melody Chai as Trustee of JMC Revocable Trust dated December 3rd, 2021	New Owner 17531 Parkvalle Place Cerritos, CA 90703	14707015200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16351

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Samuel Riyad**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Melody Chai as Trustee of JMC Revocable Trust dated December 3rd, 2021** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at an iron pin the north right of way of Old Goins Rd. at the southeast corner of tax map 147-7 parcel 151.00 travel thence along the right of way of Old Goins Rd N 82-36-48 W 45.51' to an iron pin, thence N 02-25-51 E 98.06' to an iron pin on the south line of 4329B Goins Rd at the northeast corner of the lot described herein, thence 82-23-23 E 42.25' to an iron pin, thence S 00-31-33 W 98.23' to the point of beginning containing

4282 S.F or 0.098 acres, more or less, according to a survey performed by Elkins Surveying Company dated March 3, 2020.

Being the same property conveyed to Samuel Riyad by Quitclaim Deed from Lotfy Samy Issa and Sammy Said, of record in Instrument 20210308-0029983, Register's Office for Davidson County, Tennessee, dated March 5, 2021.

This is improved property known as 4332 Old Goins Rd, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 14707015200.
2. Subject to all matters as disclosed on the unrecorded survey by Elkins Surveying Company, dated March 3, 2020.
3. Subject to the rights of others in a stone wall as set out in deed Book 291, Page 272, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22 day of February 2022.

Grantor:

Samuel Riyad

Samuel Riyad

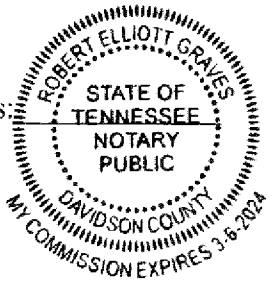
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Samuel Riyad**, 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 for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 22nd day of February 2022.

Robert Graves
Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/22/2022 (date of document).

Affiant Signature

2/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

