Karen Johnson Davidson County
Batch# 824569 DEEDWARR
03/18/2022 08:49:52 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220318-0031499

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35248-1 Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Mohammed Alsadi<br>5516 Brookshire Dr<br>Nashville, TN 37211 | New Owner | 148-07-0-181.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Stephen R. Gannon and wife, Dawn R. Gannon (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Mohammed Alsadi (hereinafter referred to as the "Grantee"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Amended and Final Section Two of Antioch Commercial P.U.D., of record in Plat Book 6250, Page 245, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Antioch Auto Parts, Incorporated, by Deed dated May 22, 1987, from John E. Davis, Jr., of record in Book 7247 Page 205 and further conveyed to Stephen R. Gannon and wife, Dawn R. Gannon by Quitclaim Deed dated October 17, 2021, from Antioch Auto Parts, Inc., of record in Instrument No. 20211018-0139468, Register's Office for Davidson County, Tennessee.

**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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

**IN WITNESS WHEREOF**, the Grantors have executed this instrument this 17th day of March, 2022.

Stephen R. Gannon

Stephen R. Gannon

Dawn R. Gannon

Dawn R. Gannon

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen R. Gannon and Dawn R. Gannon, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of March, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

M. Alsadi

Affiant

Subscribed and sworn to before me this
17th day of March, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

# EXHIBIT A
## Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Current year taxes have been prorated between the parties at closing and assumed by the Grantee. Map and Parcel 148-07-0-181.00.

3. All matters as shown on the Plan of record in Plat Book 6250 Page 245, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the 25-foot common access easement across the front of said property as shown on the Plan of record in Plat Book 6250 Page 245, Register's Office for Davidson County, Tennessee.

5. Easement for the construction, maintenance and operation of a sewerage system as set out in the Deed of record in Book 3404 Page 519, Register's Office for Davidson County, Tennessee.

6. Easement to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District) for the purpose of an access road of record in Book 3615 Page 194, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewer to First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District) of record in Book 4505 Page 690, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5211 Page 369, Register's Office for Davidson County, Tennessee.

9. Maintenance Agreement for a private road located in a common access easement across the front of the property of record in Book 6450 Page 100, Register's Office for Davidson County, Tennessee.

10. Right of Way and Easements as set out in the Deed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8311 Page 226, Register's Office for Davidson County, Tennessee.

11. Subject to the flow of Mill Creek located at the rear of said property.