WARRANTY DEED

Karen Johnson Davidson County
Batch# 830646 DEEDWARR
03/29/2022 01:48:58 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220329-0036332

J-CLR-22-685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashvi le, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magid Terwonishe and Vamon Macid	**New Owner**	
(NAME)	(NAME)	**146-04-0-129.00**
2923 Pine Grove Court		
(ADDRESS)	(ADDRESS)	
Spring Valley, CA 91978		
(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, **JO ANNE ARNOLD HIBBETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGID TERWONISHE, HUSBAND AND WIFE VAMON MACID,** 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:

Being Lot No. 508, on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for said County,

Beginning in the Southerly margin of Harding Place at the corner of Lots 507 and 508; thence Easterly with the margin of said Place, 85 feet to a Monument; continuing Easterly with said Place, 17 feet to another monument; thence around a curve in a coutherly direction, 39.27 feet to a Monument in the Westerly margin of Wauford Drive; thence Southerly with said Drive, 95 feet to the corner of Lot 509; thence Westerly with the- line of Lots 508 and 509, 128.9 feet to the corner of Lots 507 and 508; thence -Northerly with the line of said lots, 143.4 feet to the beginning.

Less and Except: Portion of Property Conveyed in Instrument No. 20130411-0036146, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ira Kneeland Hibbett, Jr. and wife, Jo Anne Arnold Hibbett by Warranty Deed from Andrew Ewing, Trustee of record in Book 3341, Page 19, Register's Office for Davidson County, Tennessee, dated January 16, 1962 and recorded on February 6, 1962.

The said Ira Kneeland Hibbett, Jr. having since died September 12, 2012; leaving his wife, Jo Anne Arnold Hibbett as surviving tenant by the entirety.

Durable Power of Attorney given to Brenda Jo Jones in Instrument No. 20220309-0027046

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **685 Harding Place, Nashville, Tennessee 37211**.

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 25th DAY OF MARCH, 2022.

JoAnne Arnold Hibbett by Brenda Jo Jones, Attorney-in-fact
JoAnne Arnold Hibbett by Brenda Jo Jones, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO ANNE ARNOLD HIBBETT, 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 25th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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