Karen Johnson Davidson County
Batch# 852675 DEEDWARR
05/09/2022 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220509-0052971

Tax Liability & Owner:
Abdulaziz Irobea
1038 Murfreesboro Pike
Nashville, Tennessee 32712

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel 106-16-0-0047.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN J. YOON and wife, SUSIE M. YOON, have bargained and sold and by these presents do hereby transfer and convey unto ABDULAZIZ IROBEA, his heirs and assigns, a certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, Page 983 (Parcel 47) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning a new p.k. nail set at the Southeast corner of Berry and at the Northeast corner of the herein described tract; thence with the West line of Belz lnvestco, LP. South 39 degrees 19 minutes 00 second West passing over a new iron rod on the bank of Mill Creek 320.60 feet to a point in the centerline of Mill Creek; thence with solid centerline the following calls:

North 30 degrees 23 minutes 00 second West 47.50 feet, North 20 degrees 12 minutes 00 second West 50.00 feet, North 02 degrees 07 minutes 00 second East 50.00 feet, North 13 degrees 57 minutes 00 second East 50.00 feet, North 21 degrees 02 minutes 00 second East 50.00 feet, North 22 degrees 27 minutes 00 second East 153,61 feet to a point in the centerline of Mill Creek at the Southwest corner of Berry; thence with the South line of Berry South 50 degrees 28 minutes 00 second East 199.55 feet to the point of beginning and containing 1.03 Acres.

And being a portion of the same property conveyed to John J. Yoon and wife, Susie M. Yoon by Special Warranty Deed from Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress Family Trust, David E. Cypress, Trustee, dated October 6, 2000 and recorded on October 10, 2000 at 12:00 P.M in Instrument Number 20001010-0100502, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public

utilities; all of record in Register's Office of 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 ABDULAZIZ IROBEA, his heirs and assigns, forever.

AND WE DO COVENANT with ABDULAZIZ IROBEA, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to ABDULAZIZ IROBEA, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 29th day of April, 2022.

John J. Yoon

Susie M. Yoon

**ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC**

STATE OF TENNESSEE )
COUNTY OF COFFEE )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN J. YOON and wife, SUSIE M. YOON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, Davidson COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Abdulahi
AFFIANT

Sworn to and subscribed before me this 29th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 03/07/2023

JABRAN BAIG
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 7, 2023
COUNTY OF DAVIDSON

I, Shawn C. Trail, 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 April 29, 2022.

4-29-22
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 29th day of April, 2022.

Cursten Vaughn
Notary Public

My Commission Expires: November 15, 2025

