This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17112-DJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RU-22-313

Karen Johnson Davidson County
Batch# 857015 DEEDWARR
05/17/2022 10:59:54 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220517-0056628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2022.

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah E. Tinsley and Reid H. Tinsley 313 HADLEY AVE OLD HICKORY, TN 37138	NEW OWNER	044-11-0-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Neil Charles Tarek Zaki and Caitlin Vance Zaki, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Tinsley and Reid H. Tinsley, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being the southerly part of Lot No. 91, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, and on plat showing Revision of Easements recorded October 28, 1949 in Book 1762, page 556, in Register's Office for Davidson County, Tennessee, more particularly described as follows: Starting with a concrete monument located in the easterly margin of Hadley Avenue and being 17.1 feet North of the southwest corner of Lot No. 91, and running thence the following courses and distances: (1) North 32 degrees 49' East 28.7 feet to a concrete monument; thence (2) Around a curve to the left having radius of 164.4 feet for a distance of 47.8 feet to an iron pin; thence (3) South 72 degrees 26' East 304.1 to an iron pin; thence (4) South 0 degrees 47' West 80.6 feet to a concrete monument at the North end of a return, thence (5) Around a curve to the right having a delta angle of 90 degrees 25' and a radius of 25 feet for a distance of 39.4 feet to a concrete monument; thence (6) North 88 degrees 48' West 89.2 feet to an iron pin; thence (7) in a Northwesterly direction along the Southerly boundary of Lot No. 91 for a distance of 246.3 feet to an iron pin in the Easterly margin of Hadley Avenue; thence, (8) Around a curve to the right having a radius of 570.5 feet for a distance of 17.1 feet to a concrete monument and the point of beginning, containing 0.86 acres, more or less.

Being the same property conveyed to Neil Charles Tarek Zaki and Caitlin Vance Zaki, husband and wife by Warranty Deed from Andrew VanBoxel and wife, Jennifer VanBoxel, dated June 19, 2017, recorded July 5, 2017, of record in Instrument No. 20170705-0067400, Register's Office for Davidson County, Tennessee.

This is improved property located at: **313 Hadley Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2022.

GRANTOR:

Neil Charles Tarek Zaki

Caitlin Vance Zaki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Neil Charles Tarek Zaki and Caitlin Vance Zaki, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2022.

Notary Public
My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON