Karen Johnson Davidson County
Batch# 858484 DEEDWARR
05/19/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $5,476.00
20220519-0057942

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 09/23/2025
File No. 22-16182C

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Walid O. Al-Nimri (NAME)	New Owner (NAME)	96-1-48.00
904 Alden Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Barry C. Kidd and wife, Cande W. Kidd,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walid O. Al-Nimri,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 3 A small tract of land in the 3rd Civil District of Davidson County, near Donelson, described according to a copy of a survey thereof made June 27, 1941, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the southerly margin of the New Lebanon Road, North 74 degrees West 120 feet from the northwest corner of the property of Phillip Carver, which point of beginning is also 120 feet northwest of the center line of an old abandoned road; thence with the southerly margin of the New Lebanon Road, North 74 degrees West 100 feet to a point; thence South 3 degrees West 251.2 feet to a point in the north line of the property belonging to W.M. Fuqua; thence along Fuqua's north line, South 84 degrees 15' East 100 feet to a point which is 120 feet west of the center line of said old abandoned road; thence North 3 degrees Ease 234.2 feet to the point of beginning, containing 0.549 of an acre.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT NO. 3, BUT SPECIFICALLY EXCLUDED THEREFROM, THE FOLLOWING DESCRIBED PARCEL, AS CONTAINED IN DEED OF RECORD IN BOOK 11442, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO-WIT:

Being a small portion or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, being located 115.33 feet south of Lebanon Pike and approximately 810 feet west of the center line of Donelson Pike, and being the southwest portion or corner of Tract No. 3 of the property conveyed to Davidson Building and Realty Company, Inc., of record in Book 2856, Page 275, Register's Office for Davidson County, Tennessee, and being more

particularly described according to a survey dated March 2, 1999, with additional data added and dated April 8, 1999, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177 as follows: Beginning at a point being the southeast property corner of said Davidson Building and Realty Company, Inc.'s Tract No. 3 and he southwest corner of the property conveyed to Robert J. Taylor of record in Book 9526, Page 120, Register's Office for Davidson County, Tennessee, and also, said point of beginning being located North 84 degrees 05 minutes 50 seconds West 120.00 feet from an iron pin located at said Taylor's southeast property corner; thence with the common line between Davidson Building and Realty Company, Inc. and Robert J. Taylor, North 2 degrees 45 minutes 13 seconds East 116.24 feet to a point being located 1.4 feet west of the west masonry wall of Robert J. Taylor's building; thence with a line running 1.4 feet west of and parallel to Rob et J. Taylor's building, South 8 degrees 18 minutes 30 seconds West 116.17 feet to a point in Davidson Building and Realty, Inc.'s south property line; thence with said south line South 84 degrees 05 minutes 50 seconds East6 11.27 feet to the point of beginning and containing 0.015+/- acre, or 654 square feet, more or less.

Being the same property conveyed to Barry C. Kidd and wife, Cande W. Kidd, by Warranty Deed from Southern Woodenware, Inc., a Tennessee Corporation, formerly known as Davidson Building and Realty Company, Inc., a Tennessee Corporation, dated September 10, 2007, and recorded on September 26, 2007, of record in Instrument No. 20070926-0114779, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2721 Lebanon Pike, Nashville, TN 37214.

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.

Witness my/our hand(s) this 12th day of May, 2022.

Barry C. Kidd

Cande W. Kidd

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of May, 2022, before me personally appeared Barry C. Kidd, Cande W. Kidd and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/12/22 (date of document).

Affiant Signature

5/12/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY