WARRANTY DEED

Karen Johnson Davidson County
Batch# 860765 DEEDWARR
05/23/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,264.40
20220523-0059746

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Otstott	New Owner	062 13 0 064
(NAME)	(NAME)	
1600 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, I/we Samir Yussef Boukli-Hacene and Austin L. Nichols, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Alex Otstott and Allison Borger, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 36 and 37 of Block "G" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 14, 1949, as follows:

Beginning on the Westerly margin of Williams Ferry Road, now Riverwood Drive, at the Northwest corner of Lot 37; thence with the Westerly margin of said Road, Southwardly 186.4 feet; thence Westwardly 139.97 feet to the Easterly margin of Lot No. 4; thence with the Easterly margin of Lots 1, 2, 3, and 4, Northwardly 233.1 feet to the beginning.

Being the same property conveyed to Samir Yussef Boukli-Hacene and Austin L. Nichols, husband and wife by Warranty Deed from MTMT LLC, a Tennessee limited liability company, dated 03/27/2020 and recorded 03/30/2020, of record in Instrument 202003300034066, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1600 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 16th day of May, 2022.

Samir Yussef Boukli-Hacene

Austin L. Nichols

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samir Yussef Boukli-Hacene and Austin L. Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2022.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/22.

Affiant Signature

5/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON