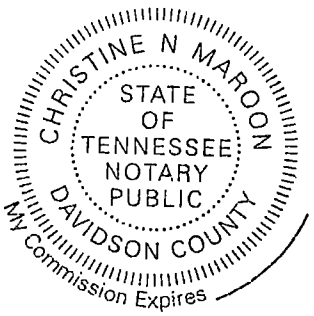



**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**
**The actual value or consideration, whichever is greater, for this transfer is $585,000.00.**

Amanda Bruner
**Affiant**

**Sworn to and subscribed before me this 31st day of May, 2022.**

**Notary Public**
**My Commission Expires:** 10/26/24

**THIS INSTRUMENT PREPARED BY:**
**MADISON TITLE & ESCROW, LLC**
**1033 Demonbreun Street, Ste. 300, Nashville, TN 37203**
**Telephone (615) 942-8096**

Karen Johnson Davidson County
Batch# 865509 **DEEDWARR**
06/01/2022 10:04:03 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20220601-0063049

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Ali Ebadah | 907 Potter Lane | Owner | |
| 907 Potter Lane | | | **083-12-0-134.00** |
| Nashville, TN 37206 | Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Ryan Preston and Allison Preston, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Ali Ebadah,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Five, Rosewood Heights of record in Plat Book 2331, Page 39, in the Register's Office for Davidson County, Tennessee, described as follows:**

**Said Lot No. 163 fronts 85 feet on the Easterly side of Potter Lane and runs back between lines 155.2 feet on the Northerly line and 157.2 feet on the Southerly line to a line in the rear on which it measures 85 feet.**

**Being the same property conveyed to Ryan Preston and Allison Preston, husband and wife by Warranty deed from Jonathan Hinton and Natalya Hinton, husband and wife of record in Instrument No. 20160426-0040717 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**Taxes for the year 2022, a lien not yet due and payable.**
**Subject to all matters shown on the Plan of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee.**
**Restrictions of record in Book 2437, Page 574, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 31st day of May, 2022.

Ryan Preston

Allison Preston

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Ryan Preston and Allison Preston, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2022.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24