This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18350-DJ

Karen Johnson Davidson County
Batch# 907853 DEEDWARR
08/25/2022 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220825-0095780

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2022.

Notary Public
My Commission Expires: _____

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammed Alsadi 5516 Brookshire Dr Nashville, TN 37211	Legacy Mutual Mortgage 3503 Pacesanos Pkwy San Antonio, TX 78231	162-07-0-003

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, **RAM MEEK, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mohammed Alsadi, unmarried man,** hereinafter called the Grantee, his 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, being all of Lot No. 82, Section 1, Antioch Park, according to survey and plat of same appearing of record in Book 3600, page 96, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above-described property, but specifically EXCLUDED therefrom, is the following parcel conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed of record in Book 4160, page 381, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

A small tract or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 82 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for said County.

Said part of Lot No. 82 fronts 9 feet on the Northerly side of Tusculum Road at the Southwest corner of said Lot and extends back 10 feet into said Lot, being a 9x10 foot block located in said corner of said Lot and containing 90 square feet, more or less.

Being the same property conveyed to RAM MEEK, LLC, a Tennessee limited liability company by Warranty Deed from John C. Hailey, Sr. and wife, Peggy T. Hailey, dated March 1, 2017, recorded March 6, 2017, of record in Instrument No. 20170306-0021860, Register's Office for Davidson County, Tennessee.

This is improved property located at: **94 Tusculum Road, Antioch, TN 37013**

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 22nd day of August, 2022.

GRANTOR:

RAM MEEK, LLC, a Tennessee limited liability company

By: _____
Ronnie Allen Meek, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie Allen Meek, President 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 is the President of RAM MEEK, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission expires: 11/4/24

202208250095780

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 22, 2022.

J. Carlton Drumwright

August 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2022.

Notary

My Commission Expires: 12/18/22



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 22, 2022.

J. Carlton Drumwright

August 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2022.

Notary

My Commission Expires: 12/18/22

