Karen Johnson Davidson County
Batch# 921225 DEEDWARR
09/26/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220926-0106055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/24
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. #202, Nashville, TN 37212

File No.: NAS0877-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abdul Altimimi	Abdul Altimimi	136-00-0-134.00
(NAME) 3037 Smith Springs Rd.	(NAME) 3037 Smith Springs Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN P. MAYER AND KALEY A. SAVAGE FKA KALEY A. MAYER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDUL ALTIMIMI**, **MARRIED**, 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:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin on the South margin of New Smith Springs Road that is 60 feet Easterly of the common line between the United States of America and the Hugh W. Lusk property, and proceeding as follows: with the Southerly margin of New Smith Springs Road in an Easterly direction and a 686.2 foot radius curve to the right a distance of 296.9 feet to an iron pin; thence South 51 degrees 36 minutes East a distance of 25.85 feet to an iron pin; thence South 32 degrees 59 minutes West a distance of 467.0 feet to an iron pin; thence North 81 degrees 14 minutes West a distance of 309.0 feet to an iron pin; thence North 50 degrees 57 minutes East a distance of 296.5 feet to an iron pin; thence North 8 degrees 14 minutes East a distance of 306.35 feet to the point of beginning, as per survey by Turner Engineering Company, dated July 2, 1968.

Being the same property conveyed to Stephen P. Mayer and Kaley A. Mayer, husband and wife by Warranty Deed from Wayne S. Hazlewood and wife, Cheryl A. Hazlewood of record in Instrument No. 20130916-0097357, Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on September 16, 2013.

This is improved ☒ property, known as 3037 Smith Springs Rd., Antioch, TN 37013

(House No.) (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 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. 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.

Witness our hands this the 23rd day of September , 2022.

Stephen P. Mayer

Kaley A. Savage

State of Tennessee
County of Wilson

On this the 23rd day of September, 2022, before me personally appeared Stephen P. Mayer and Kaley A. Savage,to me known to be the person persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's fee act and deed.

Witness my hand, at office, this 23rd day of September ,2022.

Notary's Signature

My commission expires: 7/3/23

(Seal)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/23/22 (date of document).

Affiant Signature

9/23/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of Sept, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212