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Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 12 day of October, 2022.

Notary Public
My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 929586 DEEDWARR
10/14/2022 11:02:17 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20221014-0112758

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 2022-503

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mustafa Jasfar & Hussein Adnan	NEW OWNER	
100 Wiggins Court		096-01-0-068.00
Nolensville, TN 37135		

WARRANTY DEED

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 hereby acknowledged, we

William B. Young, a widower

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mustafa Jaafar as to a 66% undivided interest and Hussein Adnan as to a 34% undivided interest, as tenants in common

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land Associates, Inc.

Beginning at an iron pin in the Northeasterly corner of the R. J. Baltz Jr., property at the South right of way of Lebanon Pike; thence South 69 degrees 38 minutes 00 seconds East 32.00 feet to an iron pin found; thence South 05 degrees 12 minutes 00 seconds West 209.00 feet to an iron pin found; thence North 69 degrees 38 minutes 00 seconds West 82.00 feet to a broken concrete monument ; thence North 05 degrees 12 minutes 00 seconds East 209.00 feet to an iron pin (formerly a hub and tack found) and the point of beginning.

Being the same property conveyed to William B. Young and wife, Ruth Juanita Young by Quitclaim Deed dated January 13, 1983 from Alan L. Saturn, Trustee, recorded January 24, 1983, in Book 5996, Page 889, in the Official Records of Davidson County, Tennessee. The said Ruth Juanita Young has since died on 12/25/08 leaving William B. Young as the sole owner being the surviving spouse.

Oath is hereby made that the marriage between William B. Young and wife, Ruth Juanita Young continued uninterrupted from the time of purchase of subject property until the death of Ruth Juanita Young on December 25, 2008, leaving William B. Young the sole surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 2819 Lebanon Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my/our hands this 7th day of October, 2022.

William B. Young

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William B. Young, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 7th day of October, 2022.

Notary Public at Large

My Commission Expires: 6-2-25

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY