Karen Johnson Davidson County
Batch# 932470 DEEDWARRSP
10/21/2022 12:00:30 PM 7 pgs
Fees: $38.00 Taxes: $1,054.50
20221021-0114830

This Instrument Prepared By:
MATTHEW KNABLE, ESQ.
o/b/o BC LAW FIRM, P.A,
P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MANSOUR, AYESH, SINGLE	MANSOUR, AYESH, SINGLE	160 00 0 056.00
7340 CAMPTON ROAD	7340 CAMPTON ROAD	
NASHVILLE, TN 37211	NASHVILLE, TN 37211	

This Deed executed this 19th day of October 2022 for and in consideration of $285,000.00, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JUANITA BYERLY, MARRIED, JOHN NATHANIEL RAINEY, SR., MARRIED, MICHELLE DAWN PRATT A/K/A MICHELLE RAINEY PRATT NIXON, MARRIED** has/have this day bargained and sold, and do hereby transfer and convey unto the said **MANSOUR, AYESH, SINGLE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in the second Civil District of Davidson County, Tennessee, near Antioch, Tennessee, described according to a survey thereof, made January 2, 1953, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a Railroad spike in the center of Antioch Road; thence South 8 degrees 30 minutes West 310.5 feet to an iron pin; thence South 86 degrees 30 minutes East 594 feet to a fence post; thence North 3 degrees 30 minutes West 258.5 feet to a Railroad spike in the center of Antioch Road; thence North 81 degrees 30 minute West 534.5 feet to the point of beginning, containing 3.68 acres, more or less.

Parcel ID No. 163 00 0 056.00

This being the same property conveyed to A.J. Rainey et ux, Mary Esther Rainey from Robert L. Rainey, Jr. et ux, Irene J. Rainey, in a deed dated January 20, 1954 and recorded January 21, 1954 in Book 2245 Page 528, Davidson County, Tennessee.

A. J. Rainey, also known as Arnold Jones Rainey, departed this life May 23, 2000, leaving title solely vested in Mary Esther Rainey.

Mary Esther Bennett Rainey a/k/a Esther B. Rainey a/k/a Mary Ester Rainey having departed this life on or about July 29, 2020, leaving title vested in her estate, Case No. 20P1876 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Last Will and Testament devised the subject property to John Rainey, Sr as to a life estate; Juanita R. Byerly as to an undivided 1/2 interest in the remainder; and the surviving issue of John Rainey, Sr. as to an undivided 1/2 interest in the remainder. By Release of Life Estate, John Rainey, Sr. disclaimed his life estate interest, thereby vesting the fee interest in Juanita R. Byerly as to an undivided 1/2 interest and his surviving issue as to an undivided ½ interest. John Rainey, Sr., had two children: John Nathanial Rainey, Jr (who pre-deceased) and Michelle Dawn Pratt.

Michelle Dawn Pratt joined in the Release of Life Estate to release "any residuary interest she may have" in the subject property. The Release of Life Estate further provides that John Nathanial Rainey, Jr will receive 45% of the net proceeds from the sale of the property; Michelle Dawn Pratt will receive 10% of the net proceeds from the sale of the property; and Juanita R. Byler will receive 45% of the net proceeds from the sale of the property.

Property known as: **5130 MOUNT VIEW ROAD, ANTIOCH, TN 02903**.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

WITNESS the hands and seal of said Grantors this 19th day of October, 2022.

JUANITA BYERLY

STATE OF TN)
COUNTY OF Rutherford) SS.

On this 19th day of October, 2022, before me personally appeared **JUANITA BYERLY**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DEAN A. LUKETIC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4-23-2024

WITNESS the hands and seal of said Grantors this 19th day of October, 2022.

Michelle Dawn Pratt aka Michelle Rainey Pratt Nixon
MICHELLE DAWN PRATT A/K/A MICHELLE RAINEY PRATT NIXON

STATE OF TN)
COUNTY OF Rutherford) SS.

On this 19th day of October, 2022, before me personally appeared **MICHELLE DAWN PRATT A/K/A MICHELLE RAINEY PRATT NIXON,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DEAN A. LUKETIC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4-28-2024

WITNESS the hands and seal of said Grantors this 19th day of October, 20 22.

JOHN NATHANIEL RAINEY, SR

STATE OF TN)
COUNTY OF Rutherford) SS.

On this 19th day of October 2022, before me personally appeared **JOHN NATHANIEL RAINEY, SR.,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 4-23-2024

DEAN A. LUKETIC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $285,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mansour H Ayesh
Signature of Affiant

STATE OF TN
COUNTY OF Rutherford

Sworn to before me this 19th day of October, 2022.

Notary Public
My Commission Expires: 4-23-2024

DEAN A. LUKETIC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
MANSOUR, AYESH,
7340 CAMPTON ROAD
NASHVILLE, TN 37211

Name and Address of property owner:
MANSOUR, AYESH
7340 CAMPTON ROAD
NASHVILLE, TN 37211

Tennessee Certification of Electronic Document

I, Chris Forte, 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 **10/19/2022** (date of document).

Affiant Signature

10/21/2022

Date

State of RHODE ISLAND

County of PROVIDENCE

Sworn to and subscribed before me this **21st** day of **Oct.**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 11/12/23

NOTARY'S SEAL

JUSTIN MOYNIHAN
Notary Public-State of Rhode Island
My Commission Expires
November 12, 2023