Karen Johnson Davidson County
Batch# 936660 DEEDWARR
11/01/2022 02:54:21 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20221101-0117976

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220900244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of October, 2022

Notary Public

MY COMMISSION EXPIRES:_____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Alshoweily **5911 Pettus Road** **Antioch, TN 37013**	**SAME**	**118-04-0-201.00**

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,

Houston Edward Hill, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan Alshoweily, Unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 71 on the Map of the subdivision of the G. P. Rose Property, as of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee, being further described by survey by Mark S. Goodman, Goodman & Associates, 1339 West Main Street, Franklin, Tennessee, Tenn R.L.S. No. 1491, dated December 14, 1992, as follows:

BEGINNING at the southeast corner of Lot 70 on the subdivision of G. P. Rose's property and the northeast corner of Lot 71 as herein described at an iron pin found on the westerly margin of Nolensville Road; thence with said westerly margin S 25 deg. 00' 00" E 52.71 feet to an iron pin found; thence S 82 deg. 20' 39" W 284.97 feet to an iron pin found in the easterly margin of Grandview Avenue; thence N 12 deg. 17' 40" W 50.00 feet to an iron pin set in said margin; thence N 82 deg. 14' 39" E 273.30 feet to an iron pin found at the point of beginning.

Less and except the property rights condemned in that consent judgment of record in Book 4471, Page 249; Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING at a point on the common corner between Lots 70 and 71 as shown on the Map of subdivision of the G. P. Rose property as of record in Book 547, Page 74, Register's Office of Davidson County, Tennessee, there is hereby condemned all rights of ingress and egress to a line beginning at said common corner; thence with said margin of Nolensville Road South 20 degrees 13 minutes 30 seconds East 52 feet to the southeast corner of Lot No. 71 on said map and being Metropolitan Government's northeast corner and being the easterly street boundary of Lot No. 71 on Map of said subdivision. This taking is for the purpose of constructing a limited access fence across the front of the property located at 2225 Nolensville Road, Nashville, Tennessee, as hereinabove described.

BEING the same property conveyed to Houston Edward Hill, married, by Executor's Deed from Houston Edward Hill, as Executor of the Estate of Edward Waller Hill, dated 2/17/2005 and recorded 2/17/2005 in Instrument Number 20050217-0018133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2225 Nolensville Pike, Nashville, TN 37211**
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 31st day of October, 2022.

Houston Edward Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Edward Hill the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of October, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025