WARRANTY DEED

Karen Johnson Davidson County
Batch# 937980 DEEDWARR
11/04/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20221104-0119103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yonas Altimimi	**New Owner**	119-11-0-118.00
(NAME)	(NAME)	
42 E Thompson Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tony B. McMahon and wife, Connie N. McMahon**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Yonas Altimimi**, 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 Lot No. 51 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 188 feet on the northwesterly side of Thompson Lane and runs back 220 feet on the southwesterly line and 215 feet on the northeasterly line to a dead line measuring 188.06 feet thereon, to which plan reference is hereby made for a more complete description.

Less and except that portion of land conveyed to the State of Tennessee by Deed recorded December 13, 1961 in Book 3314, Page 77, and as described as follows:

Being part of Lot No. 51 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southeast corner of said Lot No. 51 and runs with the present North margin of Thompson Lane South 70 degrees 04 minutes West, 188 feet to a point in the West boundary line of said Lot No.

51; thence with said boundary line North 19 degrees 53 minutes West, 32.70 feet to a point; thence North 70 degrees 04 minutes East, 188 feet to a point in the East boundary line of said Lot No. 51; thence with said boundary line South 19 degrees 53 minutes East, 32.70 feet to the point of beginning, containing 6,148 Square feet, more or less.

Being the same property conveyed to Tony B. McMahon and wife Connie N. McMahon by Warranty Deed from The Estate of Madge Bennett, Beverly M. McMahon, Tony McMahon, Elaine Good, Faye Pickard, Joe Wesley McMahon, Karyle Hayes, Andrew McMahon, dated July 3, 1996 and recorded July 15, 1996, of record in Book 10120, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 42 E Thompson Lane, 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 Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 2nd day of November, 2022.

Tony McMahon

Tony B. McMahon

Connie N. McMahon

Connie N. McMahon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tony B. McMahon and wife, Connie N. McMahon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2022.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, Jameika Jones, 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 **November 2, 2022**.

Date

Jameika Jones
Affiant Signature

11/04/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)