Karen Johnson Davidson County
Batch# 946482 DEEDWARR
12/01/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20221201-0125838

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2022.

Notary Public
MY COMMISSION EXPIRES: 6/11/24
File No. 22-17666C

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Saed Qiqieh and Rana Ghanem (NAME)	New Owner (NAME)	041-08-0-029.00
P.O. Box 781 (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James Hickman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saed Qiqieh and Rana Ghanem, husband and wife**, 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:

Being land in the Tenth (10th) Civil District of Davidson County, Tennessee, and being Lot No. 3 on the plan of the subdivision of J.B. Kennaston's, not of record, described according to a survey made by Harry Gee, Surveyor, June 8, 1949, as follows:

Said Lot No. 3 begins in the center of Dickerson Road at the southeast corner of the property conveyed to John W. Crunk and wife by deed from J.D. Kennaston and wife, of record in Book 1733, Page 354, said Register's Office, being the corner of Lots No. 3 and 4; thence with the line between said two lots North 68 degrees 20 minutes west 519.3 feet to an iron pin; thence South 26 degrees 07 minutes west 100.4 feet to an iron pin in the corner of Lots No. 2 and 3; thence with the line between said two lots North 68 degrees 20 minutes east 529 feet to the center line of said Dickerson Road; thence with the same Northwardly 100 feet to the beginning.

Being part of the same property conveyed to James Hickman by Warranty Deed from Patricia Kay Frensley, dated June 7, 2012, and recorded on June 12, 2012, of record in Instrument No. 20120612-0051107, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is unimproved property, known as 3938 Dickerson Pike, Nashville, TN 37207.

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. 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 my/our hand(s) this 30th day of November, 2022.

James Hickman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2022, before me personally appeared James Hickman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature
My commission expires: 1/28/2

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/30/22 (date of document).

Affiant Signature

11/30/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY