Karen Johnson Davidson County
Batch# 948875 DEEDWARR
12/07/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221207-0127703

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF Dec, 2022.

NOTARY PUBLIC
My Commission expires: 7/15/26

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22100030

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| **Yousef G. Amaar, et al**<br>737 Woodcraft Drive<br>Nashville, TN 37214 | Same | 108-15-0A-001.00 CO |

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bailey Heflin, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Yousef G. Amaar and Salma Benhag, Husband and Wife, and Ahmed Amaar, an unmarried person,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee, with it being the intent of the parties that the property shall be held such that the survivors of each of the created tenancy by the entirety shall hold the property with rights of survivorship of the other, such that the last of each surviving of all grantees shall acquire the entire fee.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D), of record in Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bailey Heflin by Warranty Deed from Will V. Braswell and Robert H. Braswell dated 05/09/2001 and recorded on 05/18/2001 in Instrument No. 20010518-0051586, Register's Office for Davidson County, Tennessee.

This is property generally located:
737 Woodcraft Drive, Nashville, TN 37214

**SUBJECT TO THE FOLLOWING:**

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6132, Page 221, Book 6353, Page 307, and Book 6560, Page 667, and of record in Book 10420, Page 228, amended in Book 11044, Page 988, said Register's Office.

4. Grant of Easements of record in Book 6071, Page 482, and Book 6071, Page 491, said Register's Office.
5. Sewer Easements of record in Book 6147, Page 886, and Book 6147, Page 893, said Register's Office.
6. Use of air space easements of record in Book 10099, Page 611, and Book 10101, Page 613, said Register's Office.

**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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Bailey Heflin** has caused this instrument to be executed, this the 6 day of Dec, 2022.

Bailey Heflin

**Bailey Heflin**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bailey Heflin,** 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.

This the 6 day of Dec, 2022.

My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

# True Copy Certification

**As required under T.C.A §66-24-101(d)(3) et seq.**

I, **L. Broner McCoy**, 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 12/6/22 (date of document).

L. Broner McCoy
Date: 12/6/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of December, 2022.

NOTARY PUBLIC
My Commission expires: 1.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY