Karen Johnson Davidson County
Batch# 953403 DEEDWARR
12/20/2022 10:43:30 AM 5 pgs
Fees: $28.00 Taxes: $643.06
20221220-0131311

NAME AND ADDRESS OF NEW OWNERS:
Nabil Attana and Sammy Said
505 Childe Harold Lane
Brentwood TN 37027

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
Murfreesboro, TN 37130

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 162 08 0 007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Raymond Smith, Jr., Lindsay Mencer, James Nicholas Smith, and Walter Smith,** have bargained and sold and do hereby transfer and convey unto **Nabil Atana and Sammy Said, as tenants in common,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 75 feet on the northerly margin of Tusculum Road and runs back between lines 146.7 feet on the easterly side line and 146.3 feet on the westerly side line to a line at the rear measuring 75 feet thereon.

Being the same property conveyed to Raymond L. Smith by Quitclaim Deed filed for record on December 9, 1991 in Book 8503, page 794, of the Register's Office of Davidson County, Tennessee. The said Raymond L. Smith (AKA Raymond Lee Smith) died intestate November 10, 2016, and was survived by Raymond Smith Jr, Lindsay Mencer, James Nicholas Smith, and Walter Smith, being his heirs at law as evidenced by Affidavit of Heirship of record in Record Book _____, page

_____, said Register's Office.

This conveyance is subject to: Covenants, Conditions and Restrictions of Antioch Park of record in Book 3861, page 744, said Registers Office; All matters as set forth per Book 3600, page 962, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their successors and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2019 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Raymond Smith, Jr., Administrator of the Estate of Raymond L. Smith (AKA Raymond Lee Smith) hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

[This space intentionally left blank.]

WITNESS OUR HANDS AND SIGNATURES on this the 19th day of June, 2019.

Raymond Smith, Jr.

Lindsay Mencer

James Nicholas Smith

STATE OF Kentucky

COUNTY OF Warren

Personally appeared before me, Raymond Smith, Jr., Lindsay Mencer, and James Nicholas Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2019.

Notary Public
My Commission Expires: 8-1-2019

BARBARA ROBERTSON
Notary Public
Kentucky - State at Large
My Commission Expires Aug 1, 2019

Walter Smith

Walter Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Walter Smith with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2019.

Notary Public
My Commission Expires: 1-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $173,800.00.

Affiant

Witness my hand at office this 20th day of June, 2019.

Notary Public

Commission expires:
11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/19/19 (date of document).

Affiant Signature

12/13/22
Date

State of Tennessee

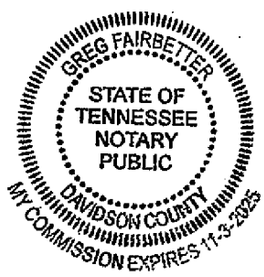
County of Davidson

Sworn to and subscribed before me this 13th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212