Karen Johnson Davidson County
Batch# 957152 DEEDWARR
01/03/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230103-0000308

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Andrawes Riad	SEND TAX BILLS TO: Andrawes Riad	MAP-PARCEL NUMBERS
(NAME) 9753 Concord Pass	(NAME) 9753 Concord Pass	14707015400
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **M D T Construction, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrawes Riad** , 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:

Beginning at an iron pin in the North right of way of Old Goins Rd.(erroneously referred to as Goings in prior deed) at the Southeast corner of Tax Map 147-7 Parcel 152.00 travel thence along the right of way of Old Goins Rd North 82 degrees 26 minutes 24 seconds west 45.42 feet to an iron pin, thence North 04 degrees 51 minutes 27 seconds East 97.83 feet to an iron pin on the South line 4329B Goins Rd at the Northeast corner of the lot described herein, thence South 82 degrees 23 minutes 23 seconds East 36.74 feet to an iron pin, thence South 23 degrees 25 minutes 51 seconds West 98.06 feet to the point of beginning containing 4234 S.F. or 0.097 acres, more or less, according to a survey performed by Elkins surveying company dated March 3, 2020.

Being the same property conveyed to M D T Construction, LLC, a Tennessee Limited Liability Company, by virtue of that certain Quit Claim Deed dated May 4, 2022, and being of record at Instrument No. 20220510-0053438, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lofty Samy Issa and Sammy Said, tenants in common by virtue of Warranty Deed dated March 10, 2020 at Instrument No. 20200316-0028863, in the amount of $85,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4326 Old Goins Rd. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of January, 2023.

M D T Construction, LLC, a Tennessee Limited Liability Company

Samuel Riyad

Samuel Riyad, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samuel Riyad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of MM D T Construction, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 3rd day of January, 2023.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 3, 2023.

Affiant Signature

1/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026