WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January 2023.

Notary Public

COMMISSION EXPIRES: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 959317 DEEDWARR
01/09/2023 12:30:30 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20230109-0001713

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hussain Altamimi Aziz Altamimi	Same As New Owner	164-00-0-016
(NAME)	(NAME)	
5483 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Lavergne, TN 37086		
(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, I, **Temple Beyth-EL, a Tennessee Nonprofit Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hussain Altamimi and Aziz Altamimi,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property lying in Southeastern Davidson County on Mountain View Road; bounded on the West by Mt. View Road, on the North by property belonging to Julia Kostic Trust of record in Instrument 2002080895637 on the South and Southwest by Asheford Crossing Subdivision, Section 1 of record in Plat Book 7900, Page 937 and more specifically described as follows:

Beginning at a point in the center of Mt. View Road, the Northwest comer of the herein described tract and the Southwest corner of Kostic; thence with Kostic's South line South 48 degrees 41 minutes 15 seconds East, 25.00" through an iron pin on the Southeast margin of Mt View Road and continuing an additional 440.79' to an iron pin set in the North boundary of Asheford Crossing Subdivision; thence North 82 degrees 51 minutes 56 seconds West, 302.50" to an iron pin on the North margin of Asheford Trace; thence along the said North margin North 50 degrees 04 minutes 51 seconds West, 210.12" through an iron pin and continuing an additional 25.07' to a point on the centerline of Mt. View Road; thence with the centerline of said road around a curve to the right, having a radius of 1,432.54' a distance of 176.64' to the point of beginning, according to a survey by Galyon W. Northcutt, 2607 Forest View Drive, Antioch, TN 37013; TN RLS #1529 dated August 31, 2004.

Being the same property conveyed to Temple Beyth-el by Quitclaim Deed from D & M Development, LLC, a North Dakota limited liability company of record in Instrument No. 20201015-0119859, dated October 14, 2020 and recorded October 15, 2020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 5728 Mount View Road (House Number) (Street) Antioch, TN (P.O. Address) (City or Town)(State) 37013 (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, successors 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, successors 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 9th day of January 2023.

Temple Beyth-EL

By: _____
Frederick R. Sumrall, Authorized Agent

By: _____
Joann W. Sumrall, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Frederick R. Sumrall and Joann W. Sumrall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Agents of Temple Beyth-el, a Tennessee nonprofit corporation, (the "Corporation") the within named bargainor, and that as such Agents, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by themselves as Agents.

WITNESS my hand and seal this 9th day of January 2023.

_____
Notary Public

Commission Expires: 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 9th day of January 2023.

_____ 1/09/2023
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed the 9th day of January 2023

_____
Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025