Karen Johnson Davidson County
Batch# 961409 DEEDWARR
01/17/2023 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20230117-0003528

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public
My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Faris Bedawi 6649 Nolensville Rd Brentwood, TN 37027	Faris Bedawi 6649 Nolensville RdBrentwood, TN 37027	Tax Map(s): 181-00 Parcel(s): 005.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
JOHN A. MCARTHUR, SR. AND NORMA D. MCARTHUR, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
FARIS BEDAWI, AN UNMARRIED MAN
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6649 Nolensville Rd, Brentwood, TN 37027

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of January, 2023

John A. McArthur Sr. by Norma Davidson McArthur as his attorney in fact.
John A. McArthur, Sr. by Norma Davidson McArthur, as his attorney in fact

Norma D. McArthur
Norma D. McArthur

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Norma Davidson McArthur aka Norma D. Davidson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of John Albert McArthur Sr aka John A. McArthur Sr. the within bargainors, and acknowledged that he/she executed the same as the free act and deed of the said John Albert McArthur Sr aka John A. McArthur Sr.and for the purpose therein contained by virtue of the Durable General Power of Attorney executed by the same John Albert McArthur Sr., and of record in Instrument Number 20230111-0002348 of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEALthis the 12 day of January, 2023

NOTARY PUBLIC

My Commission Expires: _____

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Norma D. McArthur, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of January, 2023.

Notary Public
My Commission Expires:

(SEAL)

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

EXHIBIT "A"

A tract of land in the 5th Civil District of Davidson County, Tennessee, and described from a plat showing boundary survey prepared by Hickerson-Miller, Engineers, August 4, 1955, as follows:

BEGINNING at an iron pin at a fence post in the southwesterly margin of the Nolensville Pike; thence with the margin of said Pike, North 44° 30' West 1096 feet, more or less, to a point; thence at right angles, westerly 5 feet; thence continuing with said Pike, North 44° 30' West 241.9 feet, more or less, to a point; thence leaving the Pike, South 2° 30' West 102 feet, more or less, to the point in the center of Mill Creek;

thence with the center of the Creek, South 40° 15' East 167 feet, more or less; South 23° 50' East 291.0 feet, South 30° 55' East 745 feet; South 42° 45' East 97 feet, more or less; thence leaving the Creek, North 45° 30' East 365 feet to the beginning, containing 6-1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PORTION OF THE PROPERTY divested into The Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and Drainage Improvements by Agreed Final Order of record in Instrument No. 20030228-0026826, said Register's Office, as follows:

A 40 foot permanent easement across a portion of the John A. & Norma D. McArthur property; the centerline of said 40 foot permanent easement being more particularly described as follows:

BEGINNING at a point in the southwesterly line of the aforesaid property, said point being southeastwardly 99 feet, more or less, from the northerly corner of the property as shown on Property Map No. 181-10, Parcel No. 002, Davidson County, Tennessee; thence northeastwardly 104 feet, more or less, to a point in the aforesaid property; thence southeastwardly 255 feet, more or less, to a point in the aforesaid property; thence southeastwardly 550 feet, more or less, to a point in the southeasterly line of the aforesaid property, said point being northeastwardly 85 feet, more or less, from the southwesterly corner of the aforesaid property.

BEING the same property conveyed to John A. McArthur, Sr. and Norma D. McArthur, husband and wife, by Warranty Deed from Johnny McArthur and Douglas McArthur, Co-Executors of the Estate of Mary Strasser McArthur, and Johnny McArthur, Douglas McArthur, Peggy McArthur, Joseph McArthur, and Rhonda McArthur Parker, dated 5/4/1995 and recorded 5/8/1995 in Book 9666, Page 543, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/12/23 (date of document).

Jennifer L. Pennell

1/17/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024