Karen Johnson Davidson County
Batch# 964647 DEEDWARR
01/26/2023 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $802.90
20230126-0005999

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Churchill Title Solutions, LLC, 5200 Park Rd, Suite 101, Charlotte, NC 28209

Order Number: 104074TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **KOVAN YAHYA,** joined by spouse, **YASMIN YAHYA,** for Two Hundred Seventeen Thousand and No/100 Dollars ($217,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **JASIM YAHYA JASIM,** married, whose address is 3102 Lebanon Pike, Nashville, Tennessee 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN THE H. E. STANFORD FARM, LYING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY TURNER ENGINEERING CO., ON JULY 25, 1960, AND BEING DESCRIBED ON SAID TURNER SURVEY AS TRACT C AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF LEBANON ROAD AT THE SOUTHEAST CORNER OF LOT NO. 271, ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION II, AS OF RECORD IN BOOK 2854, PAGE 79, REGISTER'S OFFICE; THENCE WITH THE MARGIN OF SAID LEBANON ROAD, SOUTHWESTERLY AROUND A SLIGHT CURVE, 150 FEET TO A CORNER OF TRACT B; THENCE WITH THE LINE BETWEEN TRACTS B & C, NORTH 52 DEG. 11' WEST 258.3 FEET TO A LINE OF TRACT A, THENCE WITH THE LINE BETWEEN TRACTS A & C, NORTH 21 DEG. 52' EAST, 192.2 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 271 AFOREMENTIONED; THENCE WITH THE LINE OF SAID LOT SOUTH 45 DEG. 49' EAST 318 FEET TO THE POINT OF BEGINNING.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.



PCL104074TNDWAR01010104

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 085 11 0 007.00
Street address of property: 3102 Lebanon Pike, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20070719-0086095 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Jasim Yahya Jasim, 3102 Lebanon Pike, Nashville, TN 37214

[THIS SPACE INTENTIONALLY LEFT BLANK.]



Signed this 24 day of January, 2023.

Signatures of Grantors:

Kovan Yahya
Kovan Yahyay

Yasmin Yahya
YAsmin Yahya

YX
STATE OF TN, COUNTY OF Williams, SS:

BE IT REMEMBERED That on this 24 day of January, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kovan Yahyay and YAsmin Yahya, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Com Exp 09/02/24

ANN CHRISTOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PCL104074TNDWAR01010304

202301260005999

Property Address: 3102 Lebanon Pike, Nashville, TN 37214
Tax Parcel: 085 11 0 007.00

Oath of Consideration

I or we, Jasim Yahya Jasim, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $217,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 24 day of January, 2023.

Signatures of Affiant(s):

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jasim Yahya Jasim
Jasim Yahya Jasim

Sworn and subscribed before me this 24 day of January 2023

Notary Public

PCL104074TNDWAR01010404

Tennessee Certification of Electronic Document

I, Kobee Smith, 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 1-24-2023 (date of document).

Affiant Signature

1-26-2023
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 26 day of January, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL