Karen Johnson Davidson County
Batch# 966176 DEEDWARR
02/01/2023 10:24:08 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20230201-0007348

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221200290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Alshoweily	SAME	118-04-0-197.00
5911 Pettus Rd		118-04-0-198.00
Antioch, TN 37013		118-04-0-199.00
		118-04-0-200.00

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, WE,

Houston Edward Hill, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan Alshoweily, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land situated in Davidson County, Tennessee, being parcels 197, 198, 199, & 200 per Davidson County tax map 118-04, and being more particularly described as follows:

Beginning at an iron rod (found) in the westerly margin of Nolensville Pike at the southeast corner of the Fenner-Spellman, L.P. property as of record in Book 7739, page 126, in the register's office of Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast corner of Lot 68 per the map of a subdivision of G.P. Rose's property as of record in plat Book 547, page 74, (R.O.D.C., TN), and said iron rod (found) also being the northeast corner of the herein described tract; thence, with the westerly margin of Nolensville Pike, S20°51'25"E, 156.08' to an iron rod (found) at the northeast corner of the Hassan Alshoweily property as of record in Instrument No. 20111101-0117976, (R.O.D.C., TN), said iron rod (found) being the southeast corner of Lot 70 per the map of a subdivision of G.P. Rose's property as of record in plat Book 547, page 74, (R.O.D.C., TN), and said iron rod (found) also being the southeast corner of the herein described tract; thence, with the northerly line of the Hassan Alshoweily property as of record in Instrument No. 20111101-0117976, (R.O.D.C., TN), S86°07'59"W, 273.32' to an iron rod (set) in the easterly margin of Grandview Avenue at the northwest corner of the Hassan Alshoweily property as of record in Instrument No. 20111101-0117976, (R.O.D.C., TN), said iron rod (found) also being the southwest corner of the herein described tract; thence, with the easterly margin of Grandview Avenue, N08°13'38"W, 150.00' to an iron rod (set) at the southwest corner of the Fenner-Spellman L.P. property as of record in Book 7739, page 126, (R.O.D.C., TN), said iron rod (set) also being the northwest corner of the herein described tract; thence, with the southerly line of the Fenner-Spellman, L.P. property as of record in Book 7739, page 126, (R.O.D.C., TN), N86°12'17"E, 239.12' to the point of beginning, containing 38,280 square feet or 0.88 acres, more or less.
Prepared By: H & H Land Surveying, Inc. 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167

CHAIN I - Parcels 118-04-0-197.00, 198.00 & 199.00:
BEING the same property conveyed to Houston Edward Hill, married, by Executor's Deed from Houston Edward Hill, as Executor of the Estate of Edward Waller Hill, dated 2/17/2005 and recorded 2/17/2005 in Instrument No. 20050217-0018132, in the Register's Office of Davidson County, Tennessee.
BEING the same property previously conveyed to Edward W. Hill by Quitclaim Deed from Edward W. Hill and wife, Lillian L. Hill, through David Moss, Trustee, of record in Book 9244, Page 18, Register's Office for Davidson County, Tennessee; and being the same property previously conveyed to Edward W. Hill and wife, Lillian L. Hill by Warranty Deed from Ed Hill, Houston Ross, Roy L. Hill, through Phillip Saindon, Trustee,

of record in Book 3103, Page 114, Register's Office for Davidson County, Tennessee. The said Edward W. Hill having since died on December 1, 1995 leaving a Last Will and Testament probated in Will Book 203, Page 165, Probate Court for Davidson County, Tennessee, in which he devised subject property to Houston Edward Hill.

CHAIN II - Parcel 118-04-0-200.00:
BEING the same property conveyed to Houston Edward Hill, married, by Executor's Deed from Houston Edward Hill, as Executor of the Estate of Edward Waller Hill, dated 2/17/2005 and recorded 2/17/2005 in Instrument No. 20050217-0018134, in the Register's Office of Davidson County, Tennessee.
BEING the same property previously conveyed to Edward W. Hill by Quitclaim Deed from Edward W. Hill and wife, Lillian L. Hill, through David Moss, Trustee, of record in Book 9244, Page 20, Register's Office for Davidson County, Tennessee; and being the same property previously conveyed to Edward W. Hill and wife, Lillian L. Hill by Warranty Deed from Mrs. Annie Mai Hovious, of record in Book 2808, Page 57, Register's Office for Davidson County, Tennessee. The said Edward W. Hill having since died on December 1, 1995 leaving a Last Will and Testament probated in Will Book 203, Page 165, Probate Court for Davidson County, Tennessee, in which he devised subject property to Houston Edward Hill.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved: **0 Grandview Ave., Nashville, TN 37211**
This is improved (X) property known as **2219,2221,2223 Nolensville Rd., Nashville, TN 37211**
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 our hands this 31st day of January, 2023.

Houston Edward Hill

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Edward Hill the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of January, 2023.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025