Karen Johnson Davidson County
Batch# 990960 DEEDWARR
04/12/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230412-0026919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Y-BR-23-720

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cresencio Isidro Neria	New Owner	
(NAME)	(NAME)	**187-00-0-061.00**
720 Battle Road	4603 Fanning Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIHAN ABDULLA AND HUSBAND, MUSLIM HASSAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRESENCIO ISIDRO NERIA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the subdivision of a portion of the Charles C. Bonds and wife's property as of record in Book 4694, Page 151, Register's Office of Davidson County, Tennessee, and described according to survey made by McConnell Engineering, dated April 15, 1978, as follows:

Beginning at a point in the northerly margin of Battle Road, said point being the southeast corner of Lot 6 of said Subdivision; thence North 11 degrees 51' 07" East, 330.73 feet to a point; thence North 05 degrees 00' West, 244.00 feet to a point, the southwest corner of Lot 10 of said subdivision; thence North 73 degrees 15' 51" East, 213.83 feet to a point, said point being the northwest corner of Lot No. 8 of said subdivision; thence South 02 degrees 14' 21" East, 618.02 feet to a point in the northerly margin of Battle Road, said point begin the southwest corner of Lot 8 of said subdivision; thence Westerly along the northerly margin of Battle Road, South 87 degrees 45' 39" West, 275.79 feet to the point of beginning.

Being the same property conveyed to Jihan Abdulla and husband, Muslim Hassan, by Warranty Deed from Martin E. Hatcher, married, dated January 27, 2020 and recorded January 29, 2020 in Instrument No. 20200129-0010743, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Battle Road, Nolensville, Tennessee 37135**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF APRIL, 2023.

Jihan Abdulla

Muslim Hassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)

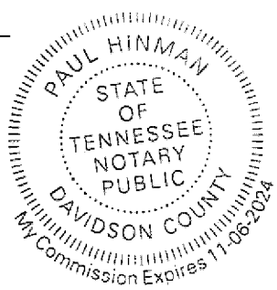


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 04/12/2023 (date of document).

Affiant Signature

04/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of April, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

