WARRANTY DEED

Karen Johnson Davidson County
Batch# 996889 DEEDWARR
04/27/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230427-0031021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Meran S. Abdullah	SEND TAX BILLS TO: NEW OWNER	PARCEL NUMBERS
(NAME) 5834 Petersburg Lane	(NAME) 5834 Petersburg Lane	17400004500
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Dexter J. Gladney, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meran S. Abdullah** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot "M", on the survey made by E. L. Miller, Jr. & Co., October 29, 1965, as follows:

Beginning at a point in the center line of Preston Road, said point being 12 feet Northeasterly from the Southeast corner of the property conveyed to Joe McAlister and wife, by deed from J. E. Moss, et al, of record in Book 3861, Page 777, Register's Office for said County; thence South 22° 30' East 462.4 feet to an iron pin; thence North 72° 00' East 329.4 feet to the center of Cane Ridge Road; thence with the center of the same, around a slight curve, Northwesterly 75 feet, continuing with the same North 28° 00' West 117 feet, and continuing with the same in the same direction 103 feet and continuing with the same North 22° 45' West 315 feet to the center line of Preston Road; thence with the center line of the same South 43° 00' West 234 feet, and continuing with the center of the same in a Southwesterly direction 102 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to Dexter J. Gladney, by virtue of that certain Warranty Deed dated July 1, 2022, and being of record at Instrument No. 20220706-0077968, in the amount of $475,000.00 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property has been used for investment purposes only, and has never been his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved (x) property, known as 706 Preston Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 24th day of April, 2023.

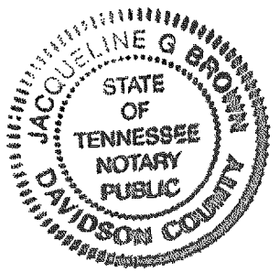
Dexter J. Gladney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dexter J. Gladney**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of April, 2023.

Notary Public
My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 April 24, 2023.

Affiant Signature

4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026