Karen Johnson Davidson County
Batch# 997721 DEEDWARR
04/28/2023 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $5,457.50
20230428-0031625

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023. Notary Public MY COMMISSION EXPIRES: 11-21-26 (AFFIX SEAL)
MJ-ZS-23-5820	

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Mohannad Alshaiman	**NEW OWNER**	
(NAME) **5820 Craft Road**	(NAME)	**029-00-0-367.00** **029-00-0-142.00** **029-00-0-384.00** **029-00-0-366.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(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, **STEPHEN L. CLANTON AND DEBRA J. CLANTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHANNAD ALSHAIMAN, A SINGLE MAN,** 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:

TRACT ONE:
Land in Davidson County, Tennessee being Tract No. 5 and being more particularly described as follows: Beginning at an iron pin located at the southeasterly most corner of a 50-foot wide ingress & egress & utility easement extending from the end of the public dedication of Craft Road, said iron pin being referenced from an iron pin located at the southeast corner of the public right of way of Craft Road by the following courses: Along a curve to the right (A=9 deg. 22' 58"; R= 1129.65') a distance of 184.99 feet to an iron pin; Thence, South 15 deg. 17' 18" West, 341.48 feet to an iron pin; Thence, along a curve to the right (A= 10 deg. 11' 08"; R= 1770.25') a distance of 314.70 feet to an iron pin, Thence, South 25 deg. 28' 26" West, 139.33 feet to the point of beginning of Tract 5; Thence, South 24 deg. 45' 41" East, 99.13 feet to an iron pin; Thence, South 21 deg. 28' 57" West, 79.30 feet to an iron pin; Thence, South 32 deg. 00' 39" West, 66.04 feet to an iron pin; Thence, South 46 deg. 44' 54" West, 75.65 feet to an Iron pin; Thence, South 21 deg. 07' 55" West, 534.05 feet to an iron pin; Thence, North 49 deg. 03' 27" West, 582.11 feet to an iron pin; Thence, North 30 deg. 10' 29" East, 599.97 feet to an iron pin; Thence, North 87 deg. 42' 29" East, 250.73 feet to an iron pin; Thence, South 75 deg. 47' 49" East, 155.82 feet to an iron pin; Thence, South 25 deg. 28' 26" West, 89.33 feet to an iron pin; Thence, South 64 deg. 31' 34" East, 50.00 feet to the point of beginning, containing 8.92 acres, more or less; being the remaining portion of Tract 5 as conveyed to David L Shanower from Raymond B. Foster, by deed of record in Book 9655, Page 769 of the Register's Office of Davidson County, Tennessee.

Together with any property rights conveyed in Deed of record in Instrument No. 20010309-0022589 Register's Office for Davidson County, Tennessee.

(EASEMENT PROPERTY) TRACT TWO:
DESCRIPTION OF 50 FOOT INGRESS, EGRESS AND UTILITY EASEMENT:
A Tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described in previous Deed Book 181, Page 504 and Deed Book 6475, Page 574, Register's Office for Davidson County, Tennessee:

BEGINNING at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675, page 674; thence in a Southerly direction with a curve to the left (having a central angle of 2°03'52", a radius of 1120.92 feet) 40.39 feet to a point, thence South 05°54'13"West 90.34 feet to a point, being the Southern terminus of Craft Road, the true point of beginning of this tract, there with East margin of a 50 foot Ingress and Egress and Utility Easement, and with a curve to the right (having a central angle of 09°22'58", a radius of 1129.65 feet) 184.99 feet to an iron pin set; thence South 15°17'18" West 341.99 feet to an iron pin set; thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set; thence South 25°28'26" West 82.00 feet to an iron pin set in the southern terminus of a 50 foot ingress and egress and utility easement; thence North 64°31'34" West 50.00 feet to an iron pin set, in the West margin of 50 foot Ingress and Egress and Utility

Easement; thence North 25°28'26" East 82.00 feet to an iron pin set; thence with a curve to the left (having a central angle of 10°11'08"; a radius of 1720.25 feet) 305.81 feet to an iron pin set, thence North 15°17'18" East 341.49 feet to an iron pin set; thence with a curve to the left (having a central angle of 09°22'58", a radius of 1079.65 feet) 176.80 feet to an iron pin set in the Southern terminus of Craft Road; thence South 64°31'34" East 50.00 feet to the point of beginning, containing 45,732.10 square feet or 1.050 acres.

DESCRIPTION OF 15 FOOT WATER LINE EASEMENT:
There is a 15 foot Water Line Easement lying parallel West of the West margin of said 50 foot Ingress and Egress and Utility Easement (being the extension of Craft Road) and along the fronts of Tracts 2, 5, 6, 7, 9, 10,11 and 12, to lay and maintain water line Service to each tract. (Tracts 1, 2, 3, 4, 5, 6, 7, 9, 10, 11 and 12)

TRACT THREE:
A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described in previous Deed Book 181, Page 504 and Deed Book 6475, Page 574, as surveyed by H&H Land Surveying, Inc.

BEGINNING at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675, Page 674; thence in a Southerly direction with a curve to the left (having a central angle of 2°03'52", a radius of 1120.92 feet) 40.39 feet to a point; thence South 05 05413" West 90.34 feet to a point; being the Southern terminus of Craft Road; thence with East margin of a 50 foot Ingress and Egress and Utility Easement, and with a curve to the right (having a central angle of 09°22'58", a radius of 1129.65 feet) 184.99 feet to an iron pin set; thence South 15°17'18" West 341.48 feet to an iron pin set; thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set. Thence, South 25°28'26" West 82.00 feet; the true beginning for this described tract and the terminus of the 50 foot ingress and egress and utility easement; thence, South 64°31'34" East 100.00 feet to an iron pin set; thence, South 05°03'46" West 345.57 feet to an iron pin set; thence, South 68°30'06" East 130.41 feet to an iron pin set; thence South 20°13'50" West 645.56 feet to an iron pin set; thence, North 49°03'27" West 334.55 feet to an iron pin set being the South East corner of Tract 5, the Southwest corner of this described Tract 4; thence along the West line of this Tract 4 North 21°07'55" East 534.05 feet to an iron pin set, thence, North 46°44'54" East 75.65 feet to an iron pin set, thence, North 32°00'39" East 66.04 feet to an iron pin set, thence, North 21°28'57" East 79.30 feet to an iron pin set, thence, north 24°45'41" West 99.13 feet to an iron pin set, thence, North 25°28'26" East 57.33 feet to the point of beginning containing 217,819.228 sq. feet or 5.00 acres, more or less.

TRACT FOUR: TRACT 1A:
BEGINNING at an iron pin in the Westerly margin of a 50-foot wide ingress/egress and public utility easement of record in Instrument No. 20010309-0022589 in the Register's Office for Davidson County, Tennessee at the end of Craft Road, said iron pin being approximately 1,368 feet South of the intersection of the Westerly right of way of Craft Road (50 feet right of way) with the southerly right-of-way margin of Grays Point Road, said pin being the southeasterly corner of the property conveyed to Lane and Howarth as of record in Instrument No. 20000912-0090248 R.O.D.C., TN, and also being the point of beginning for the herein-described tract; Thence, with said westerly margin of said 50 foot wide ingress/egress and public utility easement, South 25° 28' 26" West, 50.00 feet to an iron pin, said pin being a corner in the northerly line of Sweet, as of record in Instrument No. 20020925-0103242, R.O.D.C., TN; thence, with the lines of Sweet as follows: North 75° 47' 49" West, 155.82 feet to an iron pin; South 87°42' 29" West, 250.73 feet to an iron pin; South 30° 10' 29" West, 599.97 feet to an iron pin at the southwest corner of Sweet; thence, leaving Sweet with a new line, South 30° 10' 29" West, 756.75 feet to a point in the North line of the parcel conveyed to Stevens by deed of record in Book 7408, Page 414, R.O.D.C., TN; thence, with the lines of Stevens as follows: North 82° 58' 53" West, 572.96 feet to an iron pin; North 06° 27' 56" East, 787.73 feet to an iron pin at the southeasterly corner of Lane & Howarth; thence, with the southerly line of Lane & Howarth as follows: North 68°06' 24" East, 1,214.77 feet to a corner tree; South 75° 47' 49" East, 472.27 feet to the point of beginning and containing 20.96 acres, more or less.

INCLUDED with Tract 1A are the property rights to Parcel 142 on Tax Map 29, granted to David L. Shanower by Instrument No. 20010309-0022589 of record in the Register's Office for Davidson County, Tennessee.

TRACT 2A:
BEGINNING at an iron pin in the easterly margin of a 50-foot wide ingress/egress and public utility easement of record in Instrument No. 20010309-0022589 in the Register's Office for Davidson County, Tennessee at the end of Craft Road, said iron pin being approximately 1,368 feet south of the intersection of the easterly right of way of Craft Road (50 feet right of way) with the southerly right of way margin of Grays Point Road, said pin being the southwesterly corner of the property conveyed to Tucker as of record in Deed Book 10996, Page 817, R.O.D.C., TN, said pin also being the point of beginning for the herein described tract; thence, with the southerly line of Tucker, South 67° 18' 39" East 395.75 feet to an iron pin in the westerly line of property conveyed to Wood by deed of record in Book 7239, Page 661, R.O.D.C., TN; thence, with the westerly line of Wood, South 07°10'44" West, 254.64 feet to an iron pin at the northwesterly corner of Roberts, as of record in Book 8401, Page 850, R.O.D.C., TN; thence, with the westerly line of Roberts, South 10° 20' 02" West, 241.40 feet to a point, said point being the northwesterly corner of Valentine & Kohn as of record in Book 9089, Page 502, R.O.D.C., TN; thence, with the westerly line of Valentine & Kohn, South 24° 37' 59" West, 201.00 feet to an iron pin, said pin being the Northwesterly corner of Dooley & McKoin as of record in Book 9722, Page 205, R.O.D.C., TN; thence, with the westerly line of Dooley & McKoin, South 18° 32' 37" West, 202.62 feet to an iron pin at the Northwesterly corner of Jones, as of record in Book 10376, Page 23, R.O.D.C., TN; thence, with said westerly line of Jones, South 20° 54' 45" West, 229.50 feet to an iron pin at the southeasterly corner of said herein described tract; thence, with the northerly line of Jones and the northerly line of Levine as of record in Book 5773, Page 888, R.O.D.C., TN; and the northerly line of Stevens, as of record in Book 7408, Page 414, R.O.D.C., TN, for the following calls: North 82° 58' 41" West, 610.12 feet to an iron pin; South 81°31' 07" West, 244.20 feet to an iron pin; North 82° 58' 53" West, 356.82 feet to a point in the northerly line of Stevens, as of record in Book 7408, Page 414, R.O.D.C., TN; thence, leaving Stevens with a new line, North 30° 10' 29" East 756.75 feet to an iron pin at the southwesterly corner

of Sweet, as of record in Instrument Number 20010925-0103242, R.O.D.C., TN; thence, with the lines of Sweet as follows: South 49° 03' 27" East 916.66 feet to an iron pin; North 20°13' 50" East, 645.56 feet to an iron pin; North 68° 30' 06" West, 130.41 feet to an iron pin; North 05° 03' 46" East, 345.57 feet to an iron pin; North 64° 31' 34" West, 100.00 feet to an iron pin in said 50-foot-wide ingress/egress and public utility easement; thence, with said ingress/egress and public utility easement, North 25° 28' 26" East, 61.50 feet to the point of beginning, and containing 14.98 acres, more or less.

INCLUDED with Tract 2A are the property rights to Parcel 142 on Tax Map 29, granted to David L. Shanower by Instrument No. 20010309-002589 of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Clanton and wife, Debra J. Clanton by Warranty Deed from Barbara Pichl, unmarried, dated August 6, 2014 and recorded August 15, 2014 in Instrument No. 20140815-0073800, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5820 Craft Road, Joelton, Tennessee 37080**.

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 ____ DAY OF APRIL, 2023.

Stephen L Clanton by PH Attorney in Fact
Stephen L. Clanton by Paul Hinman, Attorney-in-Fact

Debra J Clanton by PH Attorney in Fact
Debra J. Clanton by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN L. CLANTON AND DEBRA J. CLANTON, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN L. CLANTON AND DEBRA J. CLANTON.

Witness my hand and official seal, this the 27th of April, 2023.

Melissa Jansen
Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 27, 2023.

J. Carlton Drumwright

April 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY