Karen Johnson Davidson County
Batch# 1017110 DEEDWARR
06/21/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230621-0046934

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Dawn Marston
Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2023.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company	Same as new Owner	
	(NAME)	
1720 West End Avenue Suite 600		114-00-0-210.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Waleed Mohammed and Ismail Mohammed, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, dated April 28, 1960, as follows:

BEGINNING at an iron pin south 68 deg 1124 feet from the center line of Old Hickory Boulevard in the northwesterly margin of the right-of-way of an access road; thence south 88 deg east along an old fence row 740.7 feet to an iron pin; thence south 11 deg 15' west 286.5 feet to an iron pin; thence north 78 deg 45' west 840 feet to an iron pin in the margin of said access road; thence with the margin of same north 44 deg 15' east 200 feet to an iron pin, the point of beginning, containing 4.01 acres, more or less.

Less and except the property conveyed to Old Hickory Real Estate Partners by Warranty Deed of record in Book 10993, page 963 and Re-Recorded in Book 11155, page 550, Register's Office for Davidson County, Tennessee, described as follows:

And

LAND in the 8th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Cherry Land Surveying, Dated June 10, 1998, as follows:

COMMENCING at an existing iron rod at the intersection of the easterly right-of-way of Sonya Drive, 50 feet in width, and the southerly property line of the property of West Nashville Cumberland Presbyterian Church, as of record in Deed Book 3852, Page 306, at the Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of Sonya Drive with the southerly property line of said West Nashville Cumberland Presbyterian Church South 84 degrees 48 minutes 45 seconds East, 245.49 feet to an existing iron rod at a corner common with the property of Old Hickory Real Estate Partners, as of record in Deed Book 6736, Page 472, at the Register's Office for Davidson County, Tennessee, said existing iron rod being the true point of beginning; thence, with the southerly property line of said old Hickory Real Estate Partners South 83 degrees 48 minutes 40 seconds East, 492.90 feet to an existing iron rod at a corner common with the property of old Hickory Real Estate Partners, as of record in Deed Book 6736, Page 868, at the Register's office for Davidson County, Tennessee; thence with the westerly property line of said old Hickory Real Estate Partners South 14 degrees 40 minutes 46 seconds West, 285.84 feet to an existing iron rod; thence, with the northerly property line of said old Hickory Real Estate Partners North 74 degrees 54 minutes 51 seconds West, 291.20 feet to an iron rod set; thence, with a severance line through the property of Mohammed Ismail Mohammed, as of record in Deed Book 9755, Page 192, at the Register's Office for Davidson County, Tennesse, North 28 degrees 15 minutes 17 seconds West, 288.20 feet to the point of BEGINNING.

Being a part of the same property conveyed to Mohammed Ismail Mohammed by Warranty Deed from Mohammed Ismail Mohammed of record in Book 9755, Page 192, Register's Office for Davidson County, Tennessee, dated July 31, 1995 and recorded on August 7, 1995.

WARRANTY DEED
(Continued)

Mohammed Ismail Mohammed became deceased on December 24, 2004, survived by Ismail Mohammed, Nabeel Mohammed, Mona Mohammed, Waleed Mohammed and Hana Mohammed. Affidavit of Heirship of record in Instrument No. 20060417-0043266, said register's office-Affiant is Mohammed; Affidavit of Heirship in Instrument No. 20230317-0019439, said Register's Office. Being the same property conveyed to Waleed Mohammed and Ismail Mohammed by Quitclaim Deed from Nabeel Mohammed, Mona Mohammed, and Hana Mohammed, dated December 7, 2021 and recorded March 17, 2023 in Instrument No. 20230317-0019440, Register's Office of Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7295 Sonya Drive, Nashville, TN 37209
(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/our hand(s) this 14th day of June, 2023.

Waleed Mohammed

Ismail Mohammed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ismail Mohammed, the herein bargainor(s), 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 14th day of June, 2023.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JURISDICTION OF ACKNOWLEDGEMENT: Kuwait
City of Kuwait
Embassy of the United States of America

I, the undersigned Notary Public or other officer lawfully authorized to administer oaths and acknowledge the execution of documents in this jurisdiction, certify that the within named, Waleed Mohammed, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) personally appeared before me and being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this date: 08 JUN 2023

Huei Wen Hsing (Jonnie) Chow
Consular Assistant

NOTARY PUBLIC or Authorized Officer

MY COMMISSION EXPIRES: INDEFINITE

(SEAL)

EMBASSY OF THE UNITED STATES OF AMERICA
KUWAIT

EMBASSY OF THE UNITED STATES OF AMERICA
KUWAIT

RETURN TO:

I, Brian Mitchell, 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 June 14, 2023 (date of document).

Affiant Signature

Date June 21, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

