Karen Johnson Davidson County
Batch# 1020096 DEEDWARR
06/28/2023 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20230628-0049329

CHELSEA SHORES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/28/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/28/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3727

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Obinna Iwuchukwu and Millicent Iwuchukwu	New Owner	164-00-0-016.00
4800 Myra Dr		
Hermitage, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hussain Altamimi, and Aziz Altamimi

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Obinna Iwuchukwu, and Millicent Iwuchukwu

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property lying in Southeastern Davidson County on Mountain View Road; bounded on the West by Mt. View Road, on the North by property belonging to Julia Kostic Trust of record in Instrument 2002080895637; on the South and Southwest by Asheford Crossing Subdivision, Section 1 of record in Plat Book 7900, Page 937 and more specifically described as follows:

Beginning at a point in the center of Mt. View Road, the Northwest corner of the herein described tract and the Southwest corner of Kostic; thence with Kostic's South line South 48 degrees 41 minutes 15 seconds East, 25.00' through an iron pin on the Southeast margin of Mt View Road and continuing an additional 440.79' to an iron pin set in the North boundary of Asheford Crossing Subdivision; thence North 82 degrees 51 minutes 56 seconds West, 302.50' to an iron pin on the North margin of Asheford Trace; thence along the said North margin North 50 degrees 04 minutes 51 seconds West, 210.12' through an iron pin and continuing an additional 25.07' to a point on the centerline of Mt. View Road; thence with the centerline of said road around a curve to the right, having a radius of 1,432.54' a distance of 176.64' to the point of beginning, according to a survey by Galyon W. Northcutt, 2607 Forest View Drive, Antioch, TN 37013; TN RLS #1529 dated August 31, 2004.

Being the same property conveyed to Phouthara Akhom-Le and Son Le by Warranty deed from Keith W. Abrams, married of record in Instrument No. 20140909-0082461 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 09, 2014.

Being the same property conveyed to D & M Development, LLC by Warranty deed from Phouthara Akhom-Le and wife, Son Le of record in Instrument No. 20200804-0086217 Register's Office for Davidson County, Tennessee, dated August 3, 2020 and recorded on August 4, 2020.

Being the same property conveyed to Temple Beyth-el, a Tennessee non-profit corporation by Quitclaim deed from D & M Development of record in Instrument No. 20201015-0119859 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Hussain Altamimi and Aziz Altamimi by Warranty Deed from Temple Beyth El of record as Instrument Number 20230109-0001713, Register's Office for Davidson County, Tennessee, dated January 9, 2023 and recorded on January 9, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 5728 Mount View Road Nashville, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 28, 2023}.

Hussain Altamimi

Aziz Altamimi by Hussain Altamimi, his Attorney-In-Fact

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 Hussain Altamimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Aziz Altamimi, and acknowledged that he executed the same as the free act and deed of the said Aziz Altamimi, for the purposes therein contained, by virtue of a Power of Attorney recorded in Book _____, page _____, in the Register's Office of 202306280049328 County, Tennessee.

Witness my hand and official seal, this June 28, 2023.

Notary Public

My Commission Expires: 11/28/2026

File #: 2023-3727

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 June 28, 2023.

J. Carlton Drumwright

June 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 28, 2023.

Notary

My Commission Expires: 11/21/26

