RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBTG-15310-2023

Karen Johnson Davidson County
Batch# 1027212 DEEDWARR
07/18/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230718-0055109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of July, 2023

NOTARY PUBLIC

My commission expires: 8-3-26

HUNTLY GORDON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 3, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashraf Ayad, Samuel Marcos Namr, and Michael Thapet Botrous 5332 Cobelt Ct Murfreesboro, TN 37128	Same address as new owner	149-00-0-024

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FAROKH FANI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHRAF AYAD, SAMUEL MARCOS NAMR, AND MICHAEL THAPET BOTROUS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being generally bounded on the North by the southerly margin of the old Shumate Lane, on the East by a 50-foot strip of land described in Book 8100, page 138, RODCT, on the South by margin of Shaway Drive, and on the West by land now or formerly owned by Sam Sanders of record in Book 5376, page 630, RODCT, and being more particularly described as follows:

Beginning at a point in the northerly margin of Shaway Drive as shown on the PUD Boundary Plat and Subdivision Plat, Kmart Corporation recorded in Book 7900, page 289, RODCT; thence with said margin, North 78 degrees, 32 minutes 53 seconds West, 220.78 feet to a point; thence leaving said margin, North 06 degrees, 32 minutes, 53 seconds West, 220.78 feet to a point; thence with the southerly margin of old Shumate Lane, South 81 degrees, 03 minutes, 11 seconds East, 219.22 feet to a point; thence South 06 degrees, 05 minutes, 44 seconds West, 122.70 feet to the point of beginning, and containing 0.60 acres, more or less.

Being the same property conveyed to Faroukh Fani from Debere Y. Getahun and Dawit M. Lema by Warranty Deed dated March 30, 2023 and recorded March 31, 2023 in Instrument #20230331-0023411, said Register's Office.

Being the same property conveyed to Debere Y. Getahun and Dawit M. Lema from Andrew L. Herron and

Linda M. Herron by Warranty Deed dated June 16, 2015 and recorded June 22, 2015 in Instrument #20150622-0059347, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2413 Shumate Lane, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11 day of July, 2023

GRANTOR(S)

Farokh Fani

HUNTER GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Farokh Fani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11 day of July, 2023.

Notary Public

Printed Notary Name

My commission expires: 8·3·26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/11/23 (date of document).

Jennifer L. Pennell

7/18/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

