Karen Johnson Davidson County
Batch# 1044067 DEEDWARR
08/29/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230829-0067725

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Walid Anki and Alex Anki and Milad Anki and Marco Anki | New Owner | Parcel ID: 043 11 0 046.00 and |
| (NAME) | (NAME) | |
| 593 Fall Creek Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert S. Murden, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walid Anki, married, Marco Anki, married, Milad Anki, single and Alex Anki, single, as tenants in common**, hereinafter called the Grantees, 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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 13 on the plan of Anderson Tract, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of the resubdivision of Tracts Nos. 1 and 13 of said Anderson and Gas, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 65 feet, more or less, north of the northerly margin of Dupont Avenue, said point being the northeast corner of the property William R. Jennings by Deed from Gervis Howser and wife, of record in Book 2248, page 197, said Register's Office; thence with the westerly margin of Myatt Drive northwardly 65 feet to the corner of Lot Nos. 23 and 24; thence with the line between two lots westerwardly 136 feet to the common corner of Lot Nos. 23, 24, 77, and 78; thence with the line between Lot Nos. 23 and 78 southwardly 65 feet to the northwest corner of said Jennings property; thence with the northerly line of said Jennings property eastwardly 136 feet to the beginning.

Being the same property conveyed to Robert S. Murden, an unmarried man from Hagop J. Atenian, an unmarried man by Warranty Deed dated July 12, 2018 and recorded on July 18, 2018 in Instrument No. 20180718-0069891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 206 Myatt Dr., Madison, TN 37115

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 our hands this 29 day of AUGUST, 2023

Robert S. Murden

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert S. Murden, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 8/29/23 (date of document).

Affiant Signature

8/29/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

