WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047397 DEEDWARR
09/07/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230907-0070241

BS-LF-23-1606-1608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON 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)
Ali Abdul Al-Soraify	**New Owner**	
(NAME)	(NAME)	
1038 4th Ave south		**094-00-0-147.00** **094-00-0-047.00** **094-00-0-047.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **R. BARRY GEARON AND WIFE, KAREN GLEE GEARON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI ABDUL AL-SORAIFY,** 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 1:
Land in the Third, formerly the 15th Civil District of Davidson County, Tennessee described as follows: BEGINNING at a point in the center of Lebanon Pike at the Southeast corner of the property conveyed to Riverhills, Inc., by deed from William R. Carter, et al of record in Book 4495, Page 41, Register's Office for Davidson County, Tennessee; thence with the Eastern boundary line of said Riverhills, Inc. property Northwardly 229 feet more or less to a steel post and iron rod; thence Eastwardly 65 feet to a steel post and iron rod; thence Northerly 164.5 feet to an Elm tree and steel post; thence South 178 feet to an iron rod; thence West 29 feet to an iron rod; thence Southerly 218 feet to a point in the center of Lebanon Pike; thence with the center of Lebanon Pike 49 feet to the point of beginning.

Tract 2:
Land in the Third, formerly 15th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an Elm tree and steel post that stands 12 feet from the toll gate lot on the South side of Spring Branch which is 400 feet from the center of Lebanon Pike; thence North 216 feet to a steel post; thence East 12 feet to a steel post which is 15 feet North of the Northwest corner of the toll gate lot; thence South 216 feet to a steel post; thence West 12 feet to the point of beginning.

Tract 3:
Land in the Third, formerly 15th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center of Lebanon Pike in the line of the toll gate lot, said point being 97 feet Easterly from the Southeast corner of the property conveyed to Riverhills, Inc. by deed from William R. Cater, et al, of record in Book 4495, Page 41, Register's Office for Davidson County, Tennessee; thence North 400 feet to a steel post; thence 12 feet West to a steel post; thence South 178 feet to an iron rod being 12 feet West from the East boundary line; thence West 29 feet to an iron rod; thence Southerly 218 feet to a point in the center of Lebanon Pike; thence with the center of Lebanon Pike 48 feet to the point of beginning.

Being the same property conveyed to R. Barry Gearon and wife, Karen Glee Gearon by Warranty deed from Charles B. Sanders, Jr. and wife, Beatrice H. Sanders and Charles Boyce Sanders, III, as tenants in common of record in Book 8283, page 568, Register's Office for Davidson County, Tennessee, dated January 28, 1991 and recorded on January 30, 1991.

This conveyance is subject to:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Taxes for the year 2023
- Clearance Permit to Southern Bell Telephone Company of record in Book 1153, Page 27, in the Register's Office for Davidson County, Tennessee.
- Easement for highway purposes in Final Judgment of record in Book 5956, Page 436, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, Page 620, in the Register's Office for Davidson County, Tennessee.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1606 & 1608 Lebanon Pike, Nashville, Tennessee 37210**.

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 1st DAY OF SEPTEMBER, 2023.

R. Barry Gearon

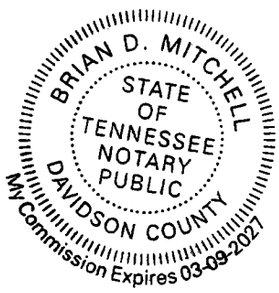
Karen Glee Gearon by R. Barry Gearon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. BARRY GEARON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

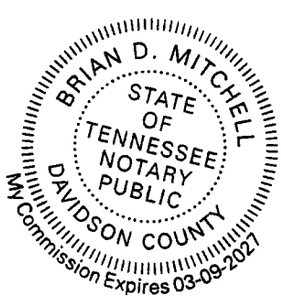


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. BARRY GEARON, 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 KAREN GLEE GEARON, and who acknowledged he/she/they executed the same as the free act and deed of the said KAREN GLEE GEARON.

Witness my hand and official seal, this the 1st of September, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



I, Jordan T. Myers, 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 **9-1-23** (date of document).

Affiant Signature

Date **9-7-23**

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **September**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: _____

