RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230800150

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050814 DEEDWARR
09/18/2023 09:43:22 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20230918-0072914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hajar Haydar **2709 Bison Ct.** **Cane Ridge, TN 37013**	**SAME**	**P/O 174-00-0-194.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James R. Kieffer and Houston E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hajar Haydar

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:

BEING a parcel of land situated in Davidson County, Tennessee, being the Tax Parcel Map 174 Parcel 194.00 Cane Ridge Road, Antioch, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod set in the eastern R.O.W. of Cane Ridge Road being the northwest corner of described Lot 1 and the southwest corner of Nashville Chin Baptist Church Instrument No. 20150622-0059720; thence leaving said road North 68 degrees 01 minutes 36 seconds East a distance of 620.62 feet to a 5/8 inch iron rod found; thence North 00 degrees 45 minutes 09 seconds East a distance of 239.58 feet to an iron rod found in the south R.O.W. of Cane Springs Road being the northwest corner of Described Lot 1; thence with the southern R.O.W. line of said road North 84 degrees 02 minutes 12 seconds east a distance of 21.96 feet to an iron rod found with a capped marked Dale and Associates being the southwest corner of open space of the Cane Ridge Farms Homeowners Association, Inc.; thence North 84 degrees 15 minutes 06 seconds East a distance of 444.06 feet to an 5/8 inch iron rod found; thence North 84 degrees 20 minutes 33 seconds East a distance of 43.27 feet to an iron rod set with an H&H cap; thence with the new severing line of Lot 1 and Lot 2 the following 3 courses: South 49 degrees 19 minutes 21 seconds West a distance of 386.59 feet to 1/2 inch iron rod set with an H&H cap; thence South 49 degrees 16 minutes 16 seconds West a distance of 171.79 feet to an iron rod set with an H&H cap; thence South 48 degrees 15 minutes 40 seconds West a distance of 647.90 feet to an iron rod set with a H&H cap in the eastern R.O.W. line of Cane Ridge Road; thence with the east R.O.W. line of said road on a curve to the left Delta 12 degrees 55 minutes 39 seconds, radius of 673.68 feet, an arc length of 152.00 feet, Chord Bearing North 29 degrees 46 minutes 06 seconds West, a distance of 151.68 feet, to an iron rod found; thence North 36 degrees 13 minutes 56 seconds West a distance of 174.73 feet to the true point of beginning.

CONTAINING 225,601 Square feet ± or 5.18 Acres more or less.

Reference: Boundary Survey for Houston Hill, by H & H Land Surveying, Inc. Dated 07/25/2023 By David Lee Cyphers TNRLS #2779.

BEING PART OF the same property conveyed to James R. Kieffer and Houston E. Hill by Warranty Deed from Harold L. Kieffer, Jr. (joined by Mary Lou Kieffer), dated 1/28/2003 and recorded 1/30/2003 in Instrument Number 20030130-0013154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved (X) property known as **0 Cane Ridge Road, Cane Ridge, 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, 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 15th day of September, 2023.

James R. Kieffer

Houston E. Hill

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 James R. Kieffer and Houston E. Hill the bargainor(s) 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 at Smyrna, Tennessee, this 15th day of September, 2023.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025