Karen Johnson Davidson County
Batch# 1051383 DEEDWARR
09/19/2023 09:47:47 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20230919-0073358

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $290,000.00 Affiant Subscribed and sworn to before me This 15th day of September, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Arafat Abuqayas Ahmed Fares 5337 Charlotte Ave Nashville, TN 37209	**New Owner**	**081 15 0 230.00 081 15 0 231.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kenneth Lee,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Arafat Abuqayas and Ahmed Fares,** (the "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I [081 15 0 230.00]

Land in Davidson County, Tennessee, being part of the easterly part of Not NO. 381 and part of the southeasterly part of Lot NO. 382 on the Map of McGavock, Wetmore & Others' 2nd Addition to the Town of Nashville, called Town of McGavock," and correctly known as D.T. McGavock Others

Addition" as of record in Book 21, page 41, Register's Office for said county, and described as follows:

BEGINNING at a point in the northerly margin of Underwood Street, 25 feet 3-1/2 inches more or less west of the westerly margin of 17th Avenue North; thence northerly 153.5 feet, more or less to the southerly margin of an alley: thence with the margin of said alley westerly 25 feet to a point; thence southerly 148 feet, more or less, to the northerly margin of underwood Street: thence with the margin of the same easterly 25 feet 3-1/2 inches, more or less, to the point of beginning.

Being the same property conveyed to Kenneth Lee, by Warranty Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20200821-0094664, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1702 Underwood Street, Nashville, Tennessee 37208.

This is the same legal description found in the last Instrument of record.

TRACT II [081 15 0 231.00]

Being a part of Lots Nos. 381 and 382 on the plan of McGavock, Westmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the northerly margin of Underwood Street at a point 50 feet 7 inches, more or less, west of the westerly margin of 17th Avenue North, formerly James Street being the southwest corner of the property conveyed to Marshall and Cleio Lee, by deed from W.H Moreland and wife, of record in Book 621, Page 237, said Register's Office; thence with their west line, northwardly 148 feet, more or less, to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet, more or less, to the northeast corner of the property conveyed to Henry Potter and wife, by deed from P.H. Henderson, Trustee, et al., of record in book 634, page 40, Register's Office aforesaid; thence with their east line southwardly 128 feet 10 inches, more or less, to the northerly margin of Underwood Street, thence with the northerly margin of said Street, eastwardly 50 feet 7 1/2 inches, more or less, to the beginning.

Being the same property conveyed to Kenneth Lee, by Warranty Deed from Robertson Properties, LLC, of record in Instrument No. 20041217-0150220, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1704 Underwood Street, Nashville, Tennessee 37208.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Subject to all matters on plat book 21, Page 41, said Register's Office (as to tract 1 and 2)
3. Subject to any easements executed by metropolitan Government of Nashville and Davidson County, Tennessee under their ownership (as to tract 1)

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 15th day of September, 2023.

Grantor:

Kenneth Lee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of September, in the year 2023, before me the undersigned, personally appeared Kenneth Lee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15th day of September, 2023.

Notary Public

My Commission Expires:

