Karen Johnson Davidson County
Batch# 1073277 DEEDWARR
11/17/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20231117-0089933

WARRANTY DEED

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 07/20/2027

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Nicole Head
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF NOVEMBER 2023.

Tammy Rush
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Gharbawy	Same as New Owner	
(NAME)	(NAME)	
5532 Clarksville Pike		029-00-0-174.00 and 029-00-0-173.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Amer Angley and Ayoob Ayoob** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Gharbawy, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 02900017400

Land located in the 14th Civil District of Davidson County, Tennessee, on Highway No. 112, about 10 miles from Nashville, said land being a portion of a 26 acre tract conveyed by deed to Sam Arrington and wife, Bertha Arrington by Edna Loriene Zimmerle, November 16, 1943, recorded in Book 1285, page 11, said Register's Office, as follows:

Beginning at a concrete post in the southern margin of Highway No. 112, same being the NW corner of C.A. Zimmerle's Lot; thence with the southern margin of Highway No. 112 and on a curve in a northwesterly direction 120 feet to a stake; thence S 41 deg. W 279 feet to a stake in Hollow; thence S 22 deg. E 69 feet more or less, to a stake in Cleve Armstrong's west line; thence N. 53 deg E with Armstrong's and C.A. Zimmerle's west line 305 feet to the beginning, containing one acre, more or less.

TRACT II-02900017300

Land in the 14th Civil District of Davidson County, Tennessee and being Tract No. 4 of a 27 acre tract as subdivided by a survey m ade by J.C. Camey, Surveyor; made the 17th day of February, 1958, said 27 acre tract being located on the westerly side of Clarksville Highway, No. 112 and being part of a tract conveyed to Sam Arrington and wife, Bertha Arrington by Deed from J.C. Dale, Jr., Clerk and Master as of record in Book 1285, Page 11, Register's Office for Davidson County, Tennessee.

Said Tract No. 4 beginning in the westerly margin of right of way of Highway No. 112, and the southern margin of a 20 foot road called the Charles Zimmerle Road or right-away, beginning at a stake and running N. 30 deg. 10E, 263 feet to a stake thence N. 22 deg. E, 60 feet to a stake thence N. 41 deg. E, 279 feet to a stake in said Highway,right of way thence N. 45 deg. W. with said right of way 103 feet to the beginning containing 0.48 of an acre, more or less.

Being the same property conveyed to Amer Angley and Ayoob Ayoob, by virtue of that certain Special Warranty Deed dated June 21, 2023, and being of record at Instrument No. 20230626-0048224 in the Register's Office of Davidson County, Tennessee.

Grantors warrant that the above described property has never been their primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5733 Clarksville Pike Joelton, TN 37080 and 5739 Clarksville Pike Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of November, 2023.

Amer Angley by attorney in fact

Amer Angley, by Memorie White, Attorney-In-Fact

Ayoob Ayoob

Ayoob Ayoob

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2023, before me personally appeared **Memorie White**, 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 **Amer Angley**, and who acknowledged that she executed the same as the free act and deed of **Amer Angley**.

WITNESS my hand and official seal at office this 16th day of November, 2023.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ayoob Ayoob , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2023.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Gary L. Dillihay, 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 11-16-2023.

Date

Affiant Signature

11-17-2023

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 17th day of November, 2023.

Notary's Signature

My Commission Expires: 2-24-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY