Karen Johnson Davidson County
Batch# 1075368 DEEDWARR
11/27/2023 11:19:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20231127-0091398

ADDRESS NEW OWNER AS:
Munir A. Hantouli
5300 Ashland City Hwy
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map - Group 067-00-0
Parcel 008.00

THIS DEED OF CONVEYANCE, executed and delivered by **Mattie Morris Hudgens (Life Estate), Kenneth D. Hudgens, Clarence Randall Hudgens and Marilyn D. Harris (each owning an undivided one-third interest in the remainder),** hereinafter called the Grantors, to **Munir A. Hantouli,** married, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Parcel 008.00 on Map no. 067 of the Property Assessor's Office of Davidson Co., Tennessee the land conveyed to Clarence L. Hudgens and wife Mattie Morris Hudgens as recorded in Deed Book 2044, Page 385 of the Register's Office of Davidson Co., Tennessee and more particularly described as follows. All parcels and records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Starting at an Iron Rod (new), about 2 ft northwest of a utility pole and 52.3 ft from and perpendicular to the centerline, in the north margin of Tenn. Hwy. 12 (Ashland City Hwy.), this point being 5168 ft. ± west along the centerline from the centerline intersections of said Hwy. And Old Hickory Blvd., being the southwest corner of Parcel 117.00 of said map belonging to David L. & Cathy L. & Cathy A. McDonald as recorded in Deed Book 5933 - Page 306 and the southeast corner of tract herein described and proceeding; 1) With the north margin of Hwy. 12 S66°02'08" W 200.0 ft to an Iron Rod (new), about 2 ft northwest of a utility pole, being the Southeast corner of Parcel 007.00 of said map belonging to John C. Nall and wife, Patricia L. Nall as recorded in Deed Book 4994 - Page 962, thence; 2) With the east line of Nall N23°53'00" W passing the end of a chain link fence at 15.5 ft and passing the corner of another fence about 3 ft. east of line and passing another corner of fence stopping at said chain link fence at 160 ft and continuing in all 184.36 ft to an Iron Rod (old) on the south east side of a fence corner, being the common corner of parcel herein described; said Nall; parcel 009.00 of said map belonging to Charles D. McDonald and wife, Mildred L. McDonald as recorded in Deed Book 3762, page 498; parcel 142.00 of said map belonging to David L. McDonald and wife, Cathy A. McDonald, as recorded in Deed Book 10438, page 934, thence; 3) With the south line of David & Cathy McDonald, a fence running irregular with this line, N66°39'26" E 201.99 ft to an Iron Rod (old) on the southwest side of a fence corner, being the common corner of parcel herein described; said David & Cathy McDonald; parcel 132.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 8679 - Page 857; parcel 117.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 5933 - Page 306, thence; 4) With the west line of said McDonald, a fence running irregular to this line, S23°15'42"E, passing a corner to said fence at about 104 ft. and 3.6 ft. west of fence, continuing in all 182.18 ft. to the Point of Beginning containing 0.846 Acres, more or less, according to a September 15th 2006 survey by Marvin T. Wright R.L.S. #2094 of Tennessee, 1329 Hwy. 12 N., Ashland City, Tennessee 37015.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Record Book 1809, page 456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth D. Hudgens, Clarence Randall Hudgens, and Marilyn D. Harris by Quitclaim Deeds from Mattie Morris Hudgens, a widow, of record in Instrument number 20111215-0097921, Instrument number 20090112-0002614 and Instrument number 20080807-0081650, in the Register's Office for Davidson County, Tennessee. Subsequently, Kenneth D. Hudgens, Clarence Randall Hudgens, and Marilyn D. Harris, conveyed a life estate to the above described property to Mattie Morris Hudgens by Quitclaim Deed, dated December 20, 2011, of record in Instrument No. 20111227-0101107 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors has hereunto set her signature on the date indicated in the notary acknowledgement below.

Mattie Morris Hudgens by Kenneth D Hudgens AIF

Mattie Morris Hudgens, by Kenneth D. Hudgens, Attorney-in-Fact

Kenneth D Hudgens

Kenneth D. Hudgens

Clarence Randall Hudgens

Clarence Randall Hudgens

Marilyn D Harris

Marilyn D. Harris

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth D. Hudgens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Mattie Morris Hudgens**, and that he executed this document on his behalf as authorized by him, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of November, 2023.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth D. Hudgens,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of November, 2023.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Randall Hudgens,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of November, 2023.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn D. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of November, 2023.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$240,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 21st day of November, 2023.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dillsha, 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 11-21-23.

Date

Affiant Signature

11-21-2023
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 21st day of November, 2023.

Cheri N Head
Notary's Signature

My Commission Expires: _____
Date

CHERI N. HEAD
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
My Commission Expires April 23, 2025

Notary's Seal (if on paper)