Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-2304

Karen Johnson Davidson County
Batch# 1075483 DEEDWARR
11/27/2023 03:47:52 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20231127-0091538

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21829-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2023.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Raymond M. Muckala Trust<br>Victoria A. Muckala Trust<br>1658 Headwaters Lane<br>Woodbury, MN 55128 | New Owner | 182-213.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Delsos Bewadi and Halat Khalid, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Raymond M. Muckala and Victoria A. Muckala, Trustees of Raymond M. Muckala Trust dated October 22, 2020, and Victoria A. Muckala and Raymond M. Muckala, Trustees of Victoria A. Muckala Trust dated October 22, 2020**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a point on the westerly margin of Pettus Road, said point being the most northeasterly corner of the aforesaid Clark Property and the most southeasterly corner of the Steven W. Abernathy Property of record at Instrument No. 20001120-114404, Register's Office Davidson County, Tennessee; thence with the common line of said Clark and Abernathy Properties, North 84 degrees 22 minutes 18 seconds West a distance of 400.00 feet to a point; thence with a new line, severing said Clark Property, the following two calls: South 05 degrees 10 minutes 14 seconds West a distance of 150.00 feet to a point; thence South 84 degrees 22 minutes 18 seconds East a distance of 400.00 feet to a point on the westerly margin of Pettus Road; thence with said margin of Pettus Road, North 05 degrees 10 minutes 14 seconds East a distance of 150.00 feet to the point of beginning, containing 1.377 acres or 60,000 square feet, more or less.

Being the same property conveyed to Delsos Berwadi and Halat Khalid, husband and wife by Warranty Deed from Joseph Mann and wife, Sharon Marie Mann (aka Sharon M. Mann), dated January 24, 2022, recorded February 2, 2022, of record in Instrument No. 20220202-0012471, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **Pettus Road, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 21st day of November, 2023.

GRANTOR:

Delsos Bewadi

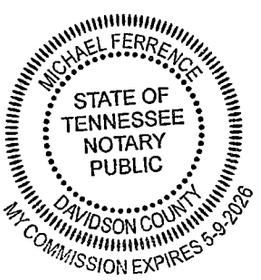
Halat Khalid

Halat Khalid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delsos Bewadi and Halat Khalid, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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




Notary Public
My Commission expires: 5-9-2026