WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-2312-MC

Karen Johnson Davidson County
Batch# 1091266 DEEDWARR
01/12/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240112-0002804

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00 Wajih Soliman AFFIANT SUBSCRIBED AND SWORN TO ME ON 01/10/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4333

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Soliman Hanna Invetsments	New owner	150-00-0-178.00
2713 Windcrest Trail		
Antioch TN 37013		

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

Fred Stier, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Soliman Hanna Invetsments, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract No. 8 on a Survey by Gregory Underwood dated April 11, 1982, described as follows:

Beginning at a point in the East margin of Hobson Pike, said point lying North 41 degrees 02 minutes East 1688.48 feet from the northeast corner of Map 164, Parcel 52; thence with said margin of Hobson Pike North 41 degrees 02 minutes East 161.00 feet to a point; thence South 83 degrees 38 minutes east 767.10 feet to a point; thence South 04 degrees 48 minutes West 388.00 feet to a point; thence North 67 degrees 15 minutes West 906.04 feet to the point of beginning, containing 5.00 acres, more or less.

Note: Legal description in vesting deed is missing a call: (south 83 deg. 38' east 767.10 feet)

Being the same property conveyed to Fred Stier by Warranty deed from Frank Lombardo of record in Book 9033, page 180, Register's Office for Davidson County, Tennessee, dated August 02, 1993 and recorded on August 02, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2334 Hobson Pike Antioch, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 10, 2024.

Fred Stier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

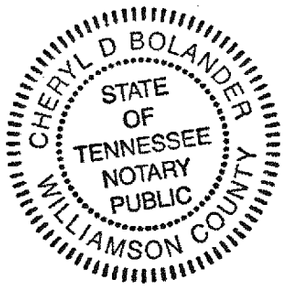
Personally appeared before me, a Notary Public of said County and State, Fred Stier, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 10, 2024.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/25



File #: 2023-4333

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/10/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/10/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

