Karen Johnson Davidson County
Batch# 1104830 DEEDWARR
02/27/2024 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240227-0013055

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/22/2024.

Rachel Marie Collins
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4334

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Soliman Hanna Investment, a Tennessee Partnership	**New Owner**	151-00-0-078.00
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,

Timothy A. Stier, a married man and Fred A. Stier, an unmarried man

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

Soliman Hanna Investment, 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; bounded on the North by Hobson Pike on the East by property belonging to Preston Wilson, Deed Book 5917, Page 72; and on the South by property belonging to Frank Lombardo, Deed Book 6676, Page 937, and more precisely described as follows:

Beginning on an iron pin in the South margin of Hobson Pike Right of Way, located approximately 0.7 of a mile Northeast of the intersection of Hamilton Church Road and Hobson Pike; thence leaving the Right of Way and going with Wilson's line the next three calls: South 43 degrees 31 minutes 33 seconds East 93.11 feet to an iron pin; South 49 degrees 38 minutes 06 seconds East, 57.53 feet to an iron pin; South 3 degrees 30 minutes 00 seconds West, 542.22 feet to an iron pipe by a four (4) foot high cedar stump in a rock fence; thence with Frank Lombardo's line, North 89 degrees 07 minutes 41 seconds West, 556.27 feet to a concrete monument on the South margin of Hobson Pike Right of Way; thence with the South margin of the Right of Way, North 37 degrees 52 minutes 22 seconds East, 783.03 feet to an iron pin at the point of beginning and containing 4.79 acres, more or less.

Being the same property conveyed to Timothy A. Stier and Fred A. Stier by Substitute Trustee's Deed from Bruce N. Oldham, Substitute Trustee of record in Instrument Number 20051219-0152176, Register's Office for Davidson County, Tennessee, dated December 07, 2005 and recorded on December 19, 2005.

The above described property was for investment purposes only and never having been the primary marital residence of the Grantor or the Grant'r's spouse.

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 0 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 February 22, 2024.

Fred A. Stier

Timothy A. Stier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Fred A. 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 February 22, 2024.

Notary Public

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/25

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Timothy A. 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 February 22, 2024.

Notary Public

My Commission Expires: _____

File #: 2023-4334

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21825-MC

This is property known as 0 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 February 22, 2024.

Fred A. Stier

Timothy A. Stier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Fred A. 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 February 22, 2024.

Notary Public

My Commission Expires: _____

STATE OF South Carolina

COUNTY OF Horry

Personally appeared before me, a Notary Public of said County and State, **Timothy A. 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 February 22, 2024.

PAULA A. GRAHAM
Notary Public
State of South Carolina
My Commission Expires Jul 5, 2029

Paula A. Graham

Notary Public

My Commission Expires: July 5, 2029

File #: 2023-4334

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 02/22/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: ~~of~~ 02/22/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

