Karen Johnson Davidson County
Batch# 1109508 DEEDWARR
03/11/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20240311-0016640

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-266

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2024

Notary Public

Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yahia Al-Shara 4856 Everest Drive Old Hickory, TN 37138	Yahia Al-Shara 1157 Cleveland Hall Blvd Old Hickory TN 37138	065-09-0-042.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Joseph A. Snorten, a single man, and Adrina K. Simmons, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yahia Al-Shara, Married Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adrina Simmons, unmarried woman by Warranty Deed from Martin C. Giner and Penny Giner of record in Instrument No. 20160428-0041320 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 28, 2016.

Being the same property conveyed to Donald R. Barrett, Trustee by Quitclaim Deed from Adrina Simmons of record in Instrument No. 20160511-0046945 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 11, 2016 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to Adrina Simmons, unmarried and Joseph A. Snorten, unmarried as tenants in common with rights of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4856 Everest Drive, Old Hickory, TN 37138

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 so 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.

Dated this the 7th day of March, 2024.

Joseph A. Snorten

Joseph A. Snorten

Adrina K. Simmons

Adrina K. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Joseph A Snorten and Adrina K Simmons, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

Cory Schuyler

Notary Signature
My commission expires: 2-22-2026



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 7, 2024.

J. Carlton Drumwright

March 7, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 7, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY