WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmad Alsadi	New Owner	Parcel ID: 161 04 0 125.00
(NAME) 368 Tusculum Rd.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Devin Davenport, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ahmad Alsadi, a 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:

Land in Davidson County, Tennessee, being a portion of Lot No. 2 on the plan of Fairlane Park, of Record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated May 31, 1975, as follows:

Beginning at a point in the Northerly margin of Tusculum road, as widened, said point being in the common line of Lots 1 and 2; thence with the line between said Lots, North 103 feet to a point; thence with the line between Lots 2 and 30, East 110.3 feet to a point in the West margin of Madeline Drive thence with the margin of the same South 70.2 feet to an iron pin at the beginning of a curve to the right; thence around said curve with a radius of 25 feet, 39.16 feet to an iron pin in the North margin of Tusculum road, as widened; thence with the margin of the same, West 85 feet to the point of beginning.

Being the same property conveyed to Jimmy N. Davenport and wife, Janice Davenport from Dorothy B. Pearigen, unmarried by Warranty Deed, dated August 2, 1984 and recorded on August 2, 1984 in Book 6352, Page 170, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Devin Davenport, a single man from Janice Davenport, a widowed woman, individually and as surviving spouse of Jimmy N. Davenport, who died on June 23, 2015 by Quitclaim Deed, dated June 22, 2017 and recorded on July 3, 2017 in Instrument No. 20170703-0067041, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1114974 DEEDWARR
03/25/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240325-0020668

This is improved ☒ property, known as 368 Tusculum Rd, Nashville, TN 37211

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. 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 our hands this 12TH day of MARCH, 2024

Devin Davenport

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Devin Davenport, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2024.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 12, 2024**.

Date

Tonya Loftin
Affiant Signature

March 25, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of March, 2024.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)