WARRANTY DEED

Karen Johnson Davidson County
Batch# 1128914 DEEDWARR
04/30/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240430-0031280

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Redour Nawkas	NEW OWNER	Tax ID 05111006900
(NAME)	(NAME)	
609 Rocky Mountain Pkwy		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, WE, Frankie Matthews and Russell Seagraves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Redour Nawkas, Meran Nawkas, and Ata Nawkas, 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:

Property located in the City of Madison, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 69.00 on Davidson County Property Map 51-11, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 17, 2004 as follows: Beginning at an iron pin set in the westerly right-of-way of Gallatin Pike South at the southeast corner of the herein-described tract. Said point being the Northeast corner of the Mattie Ora Dunn, Trustee, property of record in Book 9569, Page 675, R.O.D.C., TN. Thence, leaving the right-of-way Gallatin Pike South with the line of Dunn N 71 deg. 39' 10" W 585.42' to an iron pin set by an existing iron in the easterly right-of-way of the C.S.X. Railroad; Thence with said right-of-way, N 21 deg. 12' 45" E 100.03' to an iron pin set, said point being the southwest corner of Pateli, Inc., property of record in Book 8015, Page 302, R.O.D.C., TN.; Thence with the line of Pateli, Inc., S 71 deg. 39' 10" E 576.15' to an iron pin set in the westerly right-of-way of Gallatin Pike South; Thence with said right-of-way and a curve to left having a radius of 1929.90', a chord having a bearing of S 15 deg. 53' 53" W and an arc length along said curve of 100.1' to the point of beginning, containing 1.33 acres, more or less.

Being the same property conveyed to Frankie Matthews and Russell Seagraves by deed from Deborah J. Newell of record in Instrument Number20120217-0014271, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Ingress and Egress easements in Book 8015, Page 302, Book 5693, Page 815 and Book 5693, Page 810, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Easement to Lightnet Lines in Instrument Number 20140114-0003779, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 421, Page 59, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1300 Gallatin Pike South, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of April, 2024.

Frankie Matthews

Russell Seagraves

STATE OF TENNESSEE

COUNTY OF

On this 25th day of April, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie Matthews and Russell Seagraves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202404300031280

Certificate of Authenticity

I, Kathy Lee, 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 4/25/24.

Date

Affiant Signature

4/25/24

Date

State of TENNESSEE
County of ROBERTSON

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

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON