Karen Johnson Davidson County
Batch # 1149757 DEEDWARR
06/24/2024 12:09:50 PM 2 pgs
Fees: $13.00 Taxes: $1,620.60
20240624-0046748

WARRANTY DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-09-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7393-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sam Lannon		083-01-0-263-00
(NAME)	(NAME)	
1018 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Eight Thousand And No/100 Dollars ($438,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAD AYESH**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM LANNON, 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 part of Lot 6 in the Division of the Estate of John Hobson, deceased, in the 11th formerly 18th Civil District, of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee.

Beginning on the southerly margin of Petway Avenue at a point 973 feet (980' + -FM) easterly margin of McFerrin Avenue, being the northeast, corner of lot conveyed to H.E. Herman and wife, by deed from C. W. Russell and wife, of record in Book 720, Page 38, said Register's Office: thence with said Herman's east line, southerly 179 feet to his southeast corner, thence eastwardly and parallel with Petway Avenue 50 feet.; thence northwardly and parallel with said Herman's east line 179 feet to the southerly margin of Petway Avenue; thence wit the margin of said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Husni Hassan by Warranty Deed from Riverside Dev., LLC, a Tennessee limited liability company of record in Instrument No. 20160617-0061574 Register's Office for Davidson County, Tennessee, dated June 6, 2016 and recorded on June 17, 2016.

Being the same property conveyed to Jad Ayesh by Quitclaim Deed from Husni Hassan of record in Instrument No. 20160621-0063242 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 21, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1018 Petway Avenue, Nashville, TN 37206
(House No.) (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 20 day of June, 2024.

Jad Ayesh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jad Ayesh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of June, 2024.

My Commission Expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON