Karen Johnson Davidson County
Batch# 1153164 DEEDWARR
07/01/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20240701-0049598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohannad A. Alshaiman	NEW OWNER 5820 Craft Rd	
	(NAME)	
4091 Grays Point Rd	Joelton, TN 37080	029-00-0-135.01
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Garvin J. Jones, Jr. and wife, Janice W. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mohannad A. Alshaiman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING in the south margin of Grays Point Road, at the east line of Kraft Drive, and running with the same South 81 degrees 45 minutes East 140 feet to an iron pin; thence South 8 degrees 15 minutes West 270 feet to the property conveyed to Biggs (DB 3217, PG 513), Register's Office of Davidson County, Tennessee; thence with his line, North 87 degrees West 172 feet to the margin of Kraft Drive; thence with the margin of the same North 14 degrees East 288 feet to the beginning and containing 1.0 acres, more or less.

Being the same property conveyed to Garvin J. Jones, Jr., and wife, Janice W. Jones by Warranty Deed from Mitchell Joe Leslie and wife, Dawna Raye Leslie, dated January 4, 2006 and recorded January 5, 2006 in Instrument No. 20060105-0001714, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4091 Grays Point Rd, Joelton, TN 37080
(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 my/our hand(s) this 1st day of July, 2024.

WARRANTY DEED
(Continued)

Garvin J. Jones, Jr.

Janice W. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Garvin J. Jones, Jr. and wife, Janice W. Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1st day of July, 2024.

Date: 7-1-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1st day of July, 2024.

Theresa C. Richardson

My commission expires ~~7/9/2024~~. 05/08/2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY