Karen Johnson Davidson County
Batch # 1177596 DEEDWARR
09/04/2024 11:36:51 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20240904-0068067

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240800075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of September, 2024.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Alshoweily **6921 Burkitt Road** **Antioch, TN 37013**	**SAME**	**187-00-0-117.00**

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, WE,

Ronald H. Bice, Jr., Trustee of The Patricia C. Smith Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan Alshoweily, Married

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, lying in the 31st Councilmanic District of Davidson County, Tennessee, and described according to the survey of Robert J. Morris, RLS No. 748, dated May 28, 1988, as follows:

Beginning at an iron pin in the southerly margin of Burkitt Road and corner to property of Mary Sue Goodwin and Karen Goodwin (Book 4634, Page 264, Register's Office for Davidson County, Tennessee); thence with the southerly margin of Burkitt Road S 89 degrees 42' 54" E 160.00 feet to an iron pin corner of property of Gene H. Smith (Book 4201, Page 836, Register's Office for Davidson County, Tennessee); thence with Smith's line S 1 degree 45'00" 546.00 feet to an iron pin; thence S 89 degrees 42'54" E 236.80 feet to an iron pin; thence continuing with Smith's line S 1 degree 45' 00" to an iron pin in the line of Gene Horace Smith (Book 5653, Page 890, Register's Office for Davidson County, Tennessee); thence with Gene Horace Smith's line N 89 degrees 42'54" W 396.80 feet to an iron pin corner to property of Mary Sue Goodwin and Karen Goodwin (Book 4634, Page 264, Register's Office for Davidson County, Tennessee); thence with Goodwin's line N 1 degree 45'00" E 875.00 feet to the point of beginning and continuing 5.00 acres more or less according to the above referenced survey.

BEING PART OF the same property conveyed to Gene H. Smith and wife, Patricia C. Smith by Warranty Deed from Horace Smith and wife, Alice T. Smith, dated 6/6/1966 and recorded 12/29/1967 in Book 4201, Page 836, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Gene H. Smith and wife, Patricia C. Smith by Quitclaim Deed from Gene H. Smith and wife, Patricia C. Smith, as a separate parcel, through William T. Berry, Trustee, dated 6/21/1988 and recorded 6/22/1988 in Book 7580, Page 275, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Patricia C. Smith, an undivided interest, by Quitclaim Deed from Gene H. Smith, dated 8/21/2002 and recorded 8/27/2002 in Instrument No. 20020827-0103556, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Patricia C. Smith and Gene Smith, wife and husband, by Quitclaim Deed from Patricia C. Smith, dated 9/11/2020 and recorded 9/16/2020 in Instrument No. 20200916-0105927, Register's Office for Davidson County, Tennessee.

The said Gene H. Smith having since died on 6/8/2022, leaving his wife, Patricia C. Smith as the surviving spouse.

The said Patricia C. Smith having since died on 11/22/2022. The Order to Probate Will is of record in Instrument No. 20240605-0042060 with the Will of record in Instrument No. 20240605-0042061, said Register's Office.

Pursuant to her will, the decedent's devisee and legatee under the Last Will and Testament is as follows: Ronald H. Bice, Jr., Trustee of The Patricia C. Smith Family Trust, with the trust beneficiaries being as follows: Tylor Evan Gentry, Taylor Patrick Gentry and Michael Andrew Gentry.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **6921 Burkitt Road, Antioch, TN 37013**
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 3rd day of September, 2024.

The Patricia C. Smith Family Trust

BY: Ronald H Bice J Trustee
Ronald H. Bice, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ronald H. Bice, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of The Patricia C. Smith Family Trust the within named bargainor, and corporation, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ronald H. Bice, Jr. as such Trustee.

Witness my hand and official seal at office at Smyrna, Tennessee on this 3rd day of September, 2024.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025