173L0

WARRANTY DEED

Karen Johnson
Batch # 1182973
09/18/2024 10:55:24 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20240918-0072308

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hawre Mohammed Hashim Saleh	New Owner	
~~2135A~~ (NAME) Hawre Mohammed	(NAME)	
3000 Canal St., Nolesville, TN TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Yasir Fawzi Abbas and Reem Alshaboun, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hawre Mohammed and Hashim Saleh,** _____, 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 the Second Civil District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr., and Company, Surveyors, dated March 27, 1961, formerly a portion of the Dr. George Charlton property, more particularly described as follows:

Beginning at a poitn in the southwesterly margin of Antioch Pike at an iron pin; thence southeasterly along the margin of Antioch Pike a distance of 519.18 feet to an iron pin; thence North 87°16 minutes West a distance of 102.52 feet to a poitn in the center of Mill Creek; thence along the center line of Mill Creek North 37° 52 minutes West a distance of 72.6 feet to a point; thence along the center line of Mill Creek North 68° 15 mintues West a distance of 240.0 feet to a point; thence still along the center of Mill Creek North 77° 25 minutes West a distance of 189.8 feet to a point; thence still along the center line of Mill Creek South 87° 34 mintues West a distance of 7.28 feet to a point; thence North 49° 30 mintues East a distance of 219.32 feet to the poitn of beginning. Said tract of land contains 1.10 acres, more or less.

Being the same property conveyed to Yasir Fawzi Abbas, an unmarried man, by deed of record in Instrument No. 20180116-0004058, Register's Office for Davidson County, Tennessee.

Reem Alshaboun joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 2145 Antioch Pike, Antioch, TN 37013
(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 hands this 16th day of September, 2024.

Yasir Fawzi Abbas

Reem Alshaboun

State of Tennessee
County of Davidson

Personally appeared before me Yasir Fawzi Abbas and Reem Alshaboun, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2024.

Notary Public
My Commission Expires:

File No.: 17360

