Karen Johnson Davidson County
Batch# 1188725 DEEDWARR
10/02/2024 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,078.55
20241002-0076475

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

DAVID LEE RICH II, ET AL

TO: *WARRANTY DEED*

ISAM LOUIS EL-NIMRI

THIS WARRANTY DEED OF REALTY, executed as of the 1st day of October, 2024, by Grantors, DAVID LEE RICH, II, a married man, DERRICK L. RICH, an unmarried man, and DANIEL L. RICH, a married man, to Grantee, ISAM LOUIS EL-NIMRI, an unmarried man,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, and bounded and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th, formerly 20th, Civil District of said County, and being part of Lot No. 5 on the Map of the Subdivision of the Lands of the Heirs of Isam Butterworth and Phillip Joiner, deceased, of record in Book 161, Page 22, Register's Office for Davidson County, and described as follows"

Beginning at a point in the center line of a public road, known as Tinnon Road, at the southwest corner of the Turpin Tract, being the northwest corner of this tract; thence with the center of said road, southerly 175 feet to a point; thence South 88 1/2 degrees East, 185 feet to a point in the easterly line of Lot 5, in the center of Mansker's Creek, the southeast corner of the Old Turpin Tract, and the northeast corner of said Lot 5; thence with the South line of said Old Turpin Tract, North 88 1/2 degrees West, 185 feet to the beginning.

Being the same property conveyed to David L. Rich and wife, Linda S. Rich, by deed dated September 7, 1993, from G.T. Hamsley and wife Marie A. Hamsley, recorded September 10, 1993 at 11:20 AM, appearing of record in Book 9076, Page 839, Register's Office for Davidson County, Tennessee. David L. Rich died March 24, 2020, leaving Linda S. Rich surviving tenant by entirety. The said Linda S. Rich, died intestate December 8, 2022, survived by her children and sole heirs at law, Daniel L. Rich, Derrick L. Rich, and David Lee Rich, II. Reference is made to Affidavit of Heirship of record in Instrument No.: 20230124-0005335, Register's Office for Davidson County, Tennessee, vesting the real property in Daniel L. Rich, Derrick L. Rich and David Lee Rich, II.

The above-described property has never been occupied by or used as Grantors' marital residence.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2024 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DAVID LEE RICH, II Grantor

DERRICK L. RICH Grantor

DANIEL L. RICH Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Lee Rich, II, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 1st day of October, 2024

My Commission Expires: _____

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 8/20/2025

Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Derrick L. Rich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 1st day of October, 2024

My Commission Expires: _____

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 8/20/2025

_____
Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Daniel L. Rich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 1st day of October, 2024

My Commission Expires: _____

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 8/20/2025

_____
Notary Public

Property Owners Name
and Mailing Address:
Isam Louis El-Nimri
P.O. Box 12
Greenbrier, TN, 37073

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Address:
2430 Tinnin Rd.
Goodlettsville, TN, 37072

Map and Parcel No.
003-00-0-017.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $291,500.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 1st day of October, 2024.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 8/20/2025

Tennessee Certification of Electronic Document

I, Christina M. Bartee, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on October 1, 2024 (date of document).

Affiant Signature

October 2, 2024

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 2nd day of October, 2024.

Notary Signature

My Commission Expires:

NOTARY SEAL:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

Expires: May 13, 2025