Karen Johnson Davidson County
Batch# 1188797 DEEDWARR
10/02/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241002-0076569

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY THOUSAND AND 00/100 ($280,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ALI ABDUL AL-SORAIFY (NAME)	**NEW OWNER** (NAME)	**119 01 0 395.00**
2301 FOSTER AVENUE NASHVILLE, TN 37210 (ADDRESS)	**410 ROSEDALE AVENUE, APT 211 NASHVILLE, TN 37211** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of October, 2024, the undersigned, **ALEXANDER ADAMS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ALI ABDUL AL-SORAIFY, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **2301 FOSTER AVENUE, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14-15-16-20-21-29 and 30 CUMBERLAND NURSERIES SUBD. of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander Adams, Married, by Quitclaim Deed from Tamara M. Adams, Married, of record in Instrument No. 20230419-0028786, in the Register's Office of Davidson County, Tennessee, dated April 12, 2023 and recorded on April 19, 2023.

*Note Final Decree of Divorce in Docket Number 23D737 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of October, 2024.

GRANTOR: ~~Alexander Adams~~

STATE OF ~~TENNESSEE~~ Wisconsin JM)
COUNTY OF ~~DAVIDSON~~ JM)
Milwaukee

Personally, appeared before me, a Notary Public of the aforesaid authority, **Alexander Adams**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2nd 1st day of October, 2024.

Notary Public

02-09-2025
My Commission Expires

JENNIFER J MANYFIELD
Notary Public
State of Wisconsin

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 1st, 2024**.

Affiant Signature

10/01/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **1st** day of **October**, 20**24**.

Notary Public

Notary's Seal:

