Karen Johnson
Batch # 1202930
11/08/2024 09:50:54 AM
Fees: $13.00 Taxes: $736.30
Davidson County
DEEDWARR
2 pgs
20241108-0087210

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1048

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND AND 00/100 DOLLARS ($199,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JAMES G. HARRIS ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ISMAIL ABU QUDAIRA, unmarried, ANAS ABU QUDAIRA, unmarried, and ISLAM ABU QUDAIRA, unmarried, as joint tenants with common law rights of survivorship, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

PARCEL ONE (Map 140, Parcel 014.04)

TRACT I: Land in the 9th Civil District of Davidson County, described according to a survey made by Steve Draper, March 26, 1963, revised January 7, 1964, as follows:

BEGINNING at a point in the center of McCrory Lane at the southeast corner of the property conveyed to J.W. Owen and wife, by deed from G.T. Developers, Inc., as of record in Book 3762, page 524, Register's Office; thence with Owen's easterly line North 42 degrees East 831 feet to an iron pin in fence corner, Sallie Hutton Brown's westerly line; thence with her westerly line, South 6 degrees 15 minutes West 390 feet to an iron pin; thence South 42 degrees West 512 feet to the center of said Lane; thence with the center of said Lane, North 50 degrees West 225 feet to the beginning, containing 3.54 acres, more or less.

PARCEL TWO (Map 140, Parcel 014.05)

TRACT II: Land in the 8th Civil District of Davidson County, Tennessee, and described according to a survey made by Steve Draper, March 26, 1963, revised January 7, 1964, as follows:

BEGINNING in the center of McCrory Lane, at a point South 50 degrees East 225 feet from the southeast corner of the property conveyed to J.W. Owen and wife, by deed from G.T. Developers, Inc., as of record in Book 3762, page 524, Register's Office; thence North 42 degrees East 512 feet to an iron pin, Sallie Hutton Brown's westerly line; thence with her thence with her westerly line, South 6 degrees 15 minutes West 404.4 feet to a marked cedar,; thence South 36 degrees West 175 fest to the center of McCrory Lane; thence with the center of said Lane, North 45 degrees West 50 feet, and North 50 degrees West 215 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to James G. Harris, sole beneficiary of the Residuary Estate of Johnnie B. Harris, dated April 18, 2014 and of record in Instrument No. 20140422-0033539, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of McCrory Lane.

This conveyance is subject to a Grant of Easement in favor of Piedmont Natural Gas Co., Inc. of record in Instrument No. 20111018-0080917, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Easements in favor of Piedmont Natural Gas Co., Inc. of record in Instrument No. 20111018-0080917 and Instrument No. 20111018-0080918, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the

Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2025 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2024.

JAMES G. HARRIS

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 25th day of October, 2024, before me personally appeared JAMES G. HARRIS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 25th day of October, 2024.

NOTARY PUBLIC

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. JULY 18, 2028
DICKSON COUNTY

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $199,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of October, 2024.

NOTARY PUBLIC

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 8-21-27

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Map & Parcel No: 140-00-0-014.05, 140-00-0-014.04

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ISMAIL ABU QUDAIRA &
ANAS ABU QUDAIRA
ISLAM ABU QUDAIRA

6700 Cabot Dr. Apt L-12
Nashville, TN 37209