RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-30100-25

Karen Johnson Davidson County
Batch# 1269942 DEEDWARR
05/07/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250507-0035837

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH day of May, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hussein Adnan 100 Wiggins Court Nolensville, TN 37135	Same address as new owner	071-11-0-090.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($230,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAMEED J. AL-ASADI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUSSEIN ADNAN, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 58 on the Plan of Trinity Heights, of record in Plat Book 161, page 38, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No.58 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Laurence C. Benham and wife, Mary R. Benham from John W. Kelly, a single man, by Warranty Deed dated 06/30/1978 and recorded 10/05/1978 in Deed Book 5346, page 853, said Register's Office. Laurence C. Benham having since died, leaving Mary R. Benham as the surviving Tenants by the Entirety.

Being further conveyed to Hameed J. Al-Asadi and Mary R. Benham, as joint tenants with rights of survivorship from Mary R. Benham by Quit Claim Deed dated 07/22/2004 and recorded 07/27/2004 in 20040727-0089714, said Register's Office. Mary Ruth Benham died 12/9/2017, leaving Hameed J. Al-Asadi as surviving tenant with right of survivorship.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 302 Edith Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of May, 2025

GRANTOR(S)

Hameed J. Al-Asadi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Hameed J. Al-Asadi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of May, 2025.

Notary Public

Julie Coone

Printed Notary Name

My commission expires: 6-24-29

JULIE COONE
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/7/25 (date of document).

Jennifer L Pennell

5/7/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

