2

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

JACK C. BYRD, JR. TENNESSEE WILLIAMSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 10-12-08
EXPIRES: OCT

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yousuff Dukuly	Owner	149-4-32
(NAME)	(NAME)	
2707 Edge-O-Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mitchell C. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yousuff Dukuly and Korpo Dukuly, husband and wife, 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 Davidson County, Tennessee, being Lot No. 188, on the Plan of Edge-O- Lake Section II of record in Plat Book 3600, page 72, Register's Office for said county. Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell C. Jones, by deed of record in Instrument No. 20040803-0092778, Register's Office for Davidson County, Tennessee.

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

Wanda Jones 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 instrument is executed on behalf of Wanda Jones by Victor Hazelwood as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20050602-0062625, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2707 Edge-O-Lake Dr., Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 06/02/05 14:41 2 pgs
Fees:13.00 Taxes:495.80
20050602-0062626

Witness my hand this 27th day of May, 2005.

Mitchell C. Jones

Wanda Jones by Victor Hazelwood, her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell C. Jones with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

LaTrece McAdoo

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of May, 2005, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Wanda Jones and who acknowledged that he executed the same as the free act and deed of the said Wanda Jones, through Power of Attorney granted 5/12/2005 by the said Wanda Jones.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006