Bill Garrett Davidson County
Batch# 113360 DEEDWARR
07/09/2018 11:10:52 AM 2 pgs
Fees: $13.00 Taxes: $525.40
20180709-0065937

21194
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Wisam Kamil Al Timimi
411 Bennett Place
Nashville, TN 37207

Send Tax Bills to:
Same as owner

Map/Parcel: 07101016800

FOR AND IN 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, I/we, **Sheila Dianne Humphrey fka Sheila Dianne Humphrey Gadson, unmarried and as sole heir at law of Emma Jean Humphrey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Wisam Kamil Al Timimi, a married man**, hereinafter called the Grantee(s), her 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. 126 on the Plan of Trinity Hills Village, Section III, First Addition, as of record in Book 4460, page 14, and Revised in Book 4460, page 32, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Emma Jean Humphrey and Shelia Dianne Humphrey Gadson by Warranty Deed from Robert F. Lance & Associates, Inc., dated April 3, 1983, filed on August 4, 1983, in Book 6109, page 341, Register's Office for Davidson County, Tennessee. The said Emma Jean Humphrey is now deceased. Pursuant to the Affidavit of Heirships filed at Instrument No. 20180622-0060571 and 20180622-0060572, title to that one-half interest is vested in Sheila Dianne Humphrey as sole heir at law of Emma Jean Humphrey.

Sheila Dianne Humphrey and Shelia Dianne Humphrey Gadson being one and the same person.

This conveyance is subject to: 2018 taxes prorated and assumed; Restrictive Covenants filed in Book 5409, page 480, said Register's Office; The Plan of record in Book 4460, page 14 as revised in Book 4460, page 32, said Register's Office, and all zoning regulations which would apply to subject property.

THIS property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similiar statute.

This is improved property known as: 411 Bennet Place, Nashville, TN 37207

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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Sheila Dianne Humphrey, individually

Sheila Dianne Humphrey, as sole heir at law of Emma Jean Humphrey.

STATE OF TENNESSEE SUMNER COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Dianne Humphrey, individually and as sole heir at law,** the within named bargainors, 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 official seal at office, this 3rd day of July, 2018.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me this 3rd day of July, 2018.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022