Karen Johnson Davidson County
Batch# 207642 DEEDWARR
03/19/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190319-0025017

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2019.

Notary Public
My commission expires: 9-20-21

02-1902-50626

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ali Ebadah 1041 Brittany Park Drive Antioch, TN 37013	New Owner	147-15-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheryl Hughes and Robert Larry Pulley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ali Ebadah, unmarried**, hereinafter called the Grantees, their successors 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. 55, on the Plan of Whispering Hills, Section 1, of record in Book 2331, Pages 82, 83, and 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Buford Thurman Pulley and wife, Martha Shouse Pulley by deed from Woodbine Homes, Inc., dated June 29, 1956, recorded July 6, 1956, of record in Book 2545, Page 217, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cheryl Hughes and Robert Larry Pulley by Quitclaim Deed from Martha Shouse Pulley, dated January 3, 2003, recorded January 7, 2003, of record in Instrument No. 20030107-0002263, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 563 Highcrest Dr, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of March, 2019.

Cheryl Hughes

Robert Larry Pulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cheryl Hughes and Robert Larry Pulley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of March, 2019.

Notary Public

My Commission expires:

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY