# WARRANTY DEED

Karen Johnson Davidson County
Batch# 220354 DEEDWARR
04/22/2019 03:12:05 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190422-0036817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0193

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Serbest Salman and Haliz Salman, husband and wife | new owners | Map: 12005013400 |
| (NAME) 504 Glengarry Dr. | (NAME) | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DORIS G. CARTER, TRUSTEE OF THE JIMMIE AND DORIS CARTER LIVING TRUST, DATED 10/25/00,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SERBEST SALMAN AND HALIZ SALMAN, 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:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Glengarry Park, Section One, of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 141 fronts 97.0 feet on the southeasterly side of Glengarry Drive and runs back between lines 210.0 feet on the southwesterly side and 219.9 feet on the northeasterly side, which is a broken line, to a dead line in the rear measuring 51.0 feet thereon.

PARCEL TWO:

Land in Davidson County, Tennessee, being southwesterly part of Lot No. 438 on the Plan of Glengarry Park, Section Four, as of record in Book 2900, Page 72, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated Oct. 5, 1963, as follows:

Beginning at a monument in the most westerly corner of Lot No. 438 on said plan, being the common corner lot No 438 on the Plan of Glengarry Park, Section IV, and Lot No. 140 and 141 on the Plan of Glengarry Park, Section I which plan is of record in Book 2663, Page 72; thence with the line between Lots 438 and Lot 141, South 10 degrees 38' East 86.7 feet to an iron pin at the common corner of Lots 438 and 439 on the Plan of Section IV, above referred to; thence with the line between said Lots 438 and 439, northeasterly 44.7 feet to an iron pin; thence leaving said dividing line, northwesterly 74.1 feet to the point of beginning.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VR68-19-0504

Being the same property conveyed to The Jimmie and Doris Carter Living Trust, by deed from Jimmie R. Carter and wife, Doris G. Carter, of record in Instrument No. 20010123-0006908, dated January 23, 2001, Register's Office for said County.

The said Jimmie R. Carter, Co-Trustee, died August 19, 2011.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 72, and Plat Book 2900, Page 72, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 348, amended in Book 2796, Page 604, Book 2805, Page 226, Book 3031, Page 42, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 504 Glengarry Dr., Nashville, TN 37217
(House No.) (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.

Witness our hands this 18th day of April, 2019.

The Jimmie and Doris Carter Living Trust

BY: Doris G Carter
Doris G. Carter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Doris G. Carter, Trustee of The Jimmie and Doris Carter Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee, of The Jimmie and Doris Carter Living Trust, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Doris G. Carter, as Trustee.

Witness my hand and official seal this 18th day of April, 2019.

My commission expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.