Karen Johnson Davidson County
Batch# 243534 DEEDWARR
06/14/2019 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20190614-0057516

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

#34832

W & I Ref: (DM) Title No.: 60520
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robin Henderson Julie Nicole Henderson 2843 Sugartree Road Nashville, TN 37215	NEW OWNER 2843 Sugartree Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10215006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yasmine S. Ali, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robin Henderson and Julie Nicole Henderson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Brook Meade Section VI of record in Book 2331, pages 3 and 4, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Yasmine S. Ali by Warranty Deed from Stuart Battersby and wife, Erin Battersby, dated April 15, 2010 and recorded on Aril 19, 2010, of record in Inst. No. 20100419-0029309, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to: Property taxes for 2019 and subsequent years; The Plan of record in Book 2331, pages 3 and 4, said Register's Office, shows an owner's certificate, a 125 foot minimum setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said Lot.

This is improved property, known as 842 Bresslyn Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2019.

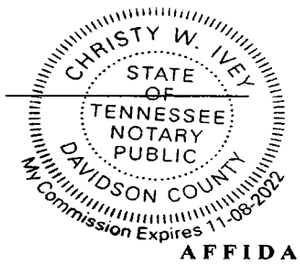
Yasmine S. Ali

Yasmine S. Ali

State of Tennessee

County of Davidson

On this 12th day of June, 2019, before me the undersigned authority, personally appeared Yasmine S. Ali, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 12th day of June, 2019.

Notary

My Commission Expires: October 7, 2019



True Copy Certification

I, GEORGE E. MUDTER JR., do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

