WARRANTY DEED

File #19187

Karen Johnson Davidson County
Batch# 243553 DEEDWARR
06/14/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190614-0057541

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manhal Fares	New Owner	043-09-0-153.00
(NAME)	(NAME)	
232 Cumberland Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Bobbie J. Shelton and Charles R. Shirley and Haynie Shirley and Robert E. Sullivan as Receiver for Misty Anne Sullivan and Lisa Gelfand,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manhal Fares, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. being the westerly half (1/2) of Lot No. 39 and all of Lot No. 40 and the easterly half (1/2) of Lot No. 41, Block "C" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 and all of Lot No. 40 and part of Lot No. 41 adjoin and front together 125.5 feet on the southerly side of Cumberland Avenue and run back between parallel lines 165 feet to dead line in the rear.

Being the same property conveyed to Helen Shirley by Warranty deed from Betty Carter, a widow of record in Book 7868, page 524, Register's Office for Davidson County, Tennessee. The said Helen Shirley aka Helen Johnson Shirley died on May 27, 2016 and her will was entered into probate in Case No. 18P-727, in the Probate Division of the Circuit Court for Davidson County, Tennessee. See also Order to Probate of record in Instrument No. 20180502-0041755, in said Register's Office. Also see Order regarding Misty Anne Sullivan in Case No. 18P-726 in the Probate Division of the Circuit Court for Davidson County, Tennessee, said Order being of record in Instrument No. 20180502-0041754, in said Register's Office. Also see Affidavit of Heirship of record in Instrument No. 201906140057539, in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 232 Cumberland Avenue, Madison, TN 37115

(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.

Witness my hand this 28th day of May, 2019.

Bobbie J. Shelton
ATTORNEY-IN-FACT
Bobbie J. Shelton
By: Alex Gelfand, Attorney-in-fact

Charles R. Shirley
Charles R. Shirley

Haynie Shirley
Haynie Shirley

Robert Edward Sullivan, Receiver
Robert Edward Sullivan, Receiver for Misty Anne Sullivan

Lisa Gelfand
Lisa Gelfand

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Charles R. Shirley and Robert Edward Sullivan as Receiver for Misty Anne Sullivan and Haynie Shirley and Lisa Gelfand**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alex Gelfand, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Bobbie J. Shelton for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Bobbie J. Shelton, and is authorized by Bobbie J. Shelton to execute this instrument on his/her behalf.

This the 28th day of May, 2019.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Edward Sullivan, Receiver for Misty Anne Sullivan, pursuant to Order of record in Case No. 18P-726 in the Probate Division of the Circuit Court for Davidson County, Tennessee, said Order being of record in Instrument No. 20180502-0041754, in the Register's Office for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further proved to me that he is the Receiver for Misty Anne Sullivan, and is authorized by the Davidson County Probate Court to execute this instrument.

This the 28th day of May, 2019.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212