Karen Johnson Davidson County
Batch# 260996 DEEDTRS
07/23/2019 01:15:30 PM 8 pgs
Fees: $43.00 Taxes: $1,616.90
20190723-0072257

PREPARED BY:
LEMEH & ASSOCIATES
4300 Kings Lane
Nashville TN 37218

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	PARCEL ID #
Asma Bahjat Khuzaima Madhi		
801 Cedar Crest Drive Nashville, TN 37209	SAME	114-03-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $437,000.00.

AFFIANT

Subscribed and sworn to before me, this 17 day of July 2019, 2019.

NOTARY PUBLIC

My commission Expires: 5/20/22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
GUY WINSTON CROSSON,	)	Bk. No. 18-03448-CMW3-7
	)	
	)	
Debtor(s).	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Guy Winston Crosson is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 18-03448-CMW3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor;

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Fred Crosson owned a one-half interest in the Property as a Joint Tenant; and

WHEREAS, Fred Crosson is deceased, thus his heirs now own his one-half interest and are signing this deed to transfer said interest as provided below.

NOW THEREFORE, for and in consideration of the sum of $437,000.00 cash in hand paid, the receipt of which is hereby acknowledged, Eva M. Lemeh, Trustee, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, and the Heirs of Fred Crosson, Paula Crosson, Guy Crosson, Cyndy Keyes, Clay Crosson and Jay Crosson (the "Grantors"), hereby sell, transfer, and convey unto Asma Bahjat and Khuzaima Mahdi, their heirs, successors and assigns, to have and to hold forever, all right, title, and interest the Grantors have in the real property located at 7544 Oak Haven Trace, Nashville, Tennessee 37209. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 16th day of July, 2019.

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Guy Winston Crosson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Guy Winston Crosson.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2019.

KIM FREEMAN NOTARY PUBLIC TENNESSEE EXPIRES Nov 8, 2021 DAVIDSON COUNTY

Notary Public

IN WITNESS WHEREOF, Paula Crosson has caused this Trustee's Deed to be executed this 27th day of February, 2019.

Paula Crosson

Paula Crosson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Paula Crosson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2019.

Sandra P. Wood

Notary Public

My Commission Expires: 7/5/2021

SANDRA P. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Jay Crosson has caused this Trustee's Deed to be executed this 1st day of March, 2019.

Jay Crosson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Jay Crosson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2019.

Notary Public

My Commission Expires: November 8, 2022

OCTAVIA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2022

IN WITNESS WHEREOF, Clay Crosson has caused this Trustee's Deed to be executed this 1 day of MARCH, 2019.

Clay Crosson

STATE OF MISSOURI)
COUNTY OF)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Clay Crosson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cape Girardeau, Missouri, this 1st day of March, 2019.

Notary Public

My Commission Expires: April 10, 2020

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DANA MOORE
My Commission Expires
April 10, 2020
Scott County
Commission # 12530488

IN WITNESS WHEREOF, Cyndy Keyes has caused this Trustee's Deed to be executed this 28 day of February, 2019.

Cyndy Keyes

STATE OF SOUTH CAROLINA)
COUNTY OF)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Cyndy Keyes, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 28th day of February, 2019.

KALEA L. PEREZ
Notary Public - State of South Carolina
My Commission Expires August 29,2028

Notary Public

My Commission Expires: August 29, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled the Plan of Oakhaven Subdivision, Section 5, of record in Instrument No. 20020618-0073568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Guy Crosson and Fred Crosson, by deed from Phillip E. Walker and Wife, Meredith L. Walker, as recorded in Instrument Number 20150805-0078142, Register's Office for said County. Guy Winston Crosson having since filed Bankruptcy. Guy Crosson and Guy Winston Crosson being one and the same. Fred Crosson having since died leaving Paula Crosson, Cyndy Keyes, Jay Crosson and Clay Crosson as his heirs.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER