Karen Johnson Davidson County
Batch# 285504 DEEDWARR
09/13/2019 03:49:37 PM 3 pgs
Fees: $18.00 Taxes: $508.75

20190913-0093221

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 23 day of August, 2019.

Notary Public

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Zaree **Ebram Nashed**	**New Owner**	**08115001400**
329 British Woods Dr		
Nashville, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jemond Folami, Topeka S. Williams

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

Peter Zaree and Ebram Nashed

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:

Land in Davidson County, Tennessee, being the Southerly 16 2/3 feet on Lot No. 135 and the Northerly 16 2/3 feet of Lot No. 136 on the Plan of S.A. Champion's subdivision of part of the Harding Property, as of record in Book 161, page 132, Register's Office for said County.

Said parts of said lots adjoin and front together 33 1/3 feet on the Easterly side of 23rd Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bessie Bowling, a widow, by Warranty Deed from Joe R. Wallace, dated January 25, 1980, of record in Book 5565, page 470, Register's Office for Davidson County, Tennessee. By quitclaim deed dated 8/4/11 of record in Instrument No. 20110809-0061143, said Register's Office, Bessie Bowling conveyed subject property to Samuel Clark and Bessie Bowling. Samuel Clark died intestate on 6/14/12 leaving Bessie Bowling as his sole heir at law: reference made to In Re Estate of Samuel L. Clark, No. 14P2088, Davidson County Circuit Court, Probate Division. Further reference made to Affidavits of Heirship being recorded in Instrument Nos. 20190912-0092578 and 20190912-0092580, Register's Office of Davidson County, Tennessee. Bessie Bowling died on February 19, 2018 and by Last Will and Testament admitted to probate for the limited purpose of establishing muniment of title, In Re Estate of Bessie Bowling, No. 18P1209, the property hereinabove described was devised to Mary Smith Beasley and Topeka S. Williams. Mary Smith Beasley died on December 13, 2018, leaving Jemond Folami as her sole heir-at-law, as evidenced by Affidavits of Heirship recorded in Instrument Nos 20190912-0092577 and 20190912-0092579, Register's Office for Davidson County, Tennessee, Personal Representative of the Estate of Mary Smith Beasley, Docket No. 19P278, Seventh Circuit Court Davidson County, Tennessee, Probate Division and sole heir at law of Mary Smith Beasley.

Subject property having never been the residence of Topeka S. Williams and/or Jemond Folami and/or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1524 23rd Avenue North, Nashville, TN 37208.

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 in 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.

_____ Date:_____
Jemond Folami, Individually

Topeka S Williams Date: 8/23/19
Topeka S. Williams

_____ Date:_____
Jemond Folami, Personal Representative

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, ~~Jemond Folami~~ and Topeka S. Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of August, 2019.

SAVY CHOWDAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires: 04/30/2022
STATE OF Tennessee

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Jemond Folami , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledges that he is the Personal Representative of The Mary Smith Beasley Estate and is authorized to execute this instrument on the behalf of The Mary Smith Beasley.

Witness my hand, at office, this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1524 23rd Avenue North, Nashville, TN 37208.

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 in 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.

Jemond Folami Date: 8/23/2019
Jemond Folami, Individually

_____ Date: _____
Topeka S. Williams

Jemond Folami Date: 8/23/2019
Jemond Folami, Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jemond Folami and Topeka S. Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2019.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jemond Folami , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledges that he is the Personal Representative of The Mary Smith Beasley Estate and is authorized to execute this instrument on the behalf of The Mary Smith Beasley.

Witness my hand, at office, this 23rd day of August, 2019.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22