(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

W & I Ref: (DM) Title No.: 60767
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jannah Qayed-Alnajjar Todd L. Johnson 353 Flora Maxwell Road Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 14707011800

Karen Johnson Davidson County
Batch# 320026 DEEDWARR
11/26/2019 09:19:15 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20191126-0122031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Fuller, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jannah Qayed-Alnajjar, an unmarried woman and Todd L. Johnson, a married man, as tenants in common,** 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 the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 3 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Being the easterly one-half of Lot No. 3, being herein described more fully:
Beginning on the southwesterly corner of property conveyed to Sadie Whitlow by deed from Alfred Whitlow, of record in Book 2860, page 385, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of an 18-foot road at the southwestern corner of the easterly one-half of Lot No. 3; thence, extending 50 feet to a point in the easterly direction along the north side of an 18-foot road; thence extending in a north direction from said road 115.3 feet to a point; and thence westerly 50 feet to the northwest corner of the easterly one-half of Lot No. 3, and thence in a southerly direction 115.3 feet to the point of beginning.

Being the same property conveyed to JOF Investments, LLC by Warranty Deed from Nader Karshenas dated December 14, 2017 and recorded on December 19, 2017 of record in Inst. No. 20171219-0129216, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 16, 2019, recorded September 17, 2019, of record in Inst. No. 20190917-0094054, said Register's Office, subject property was conveyed to James Fuller.

Margaret L. Lovett, spouse of James Fuller, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020 and subsequent years.

This is improved property, known as 353 Flora Maxwell Road, Nashville, TN 37211

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 21st day of November, 2019.

James Fuller

Margaret L. Lovett

State of Tennessee

County of Davidson

On this 21st day of November, 2019, before me the undersigned authority, personally appeared James Fuller and Margaret L. Lovett, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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: $305,000.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2019.

Notary

My Commission Expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022