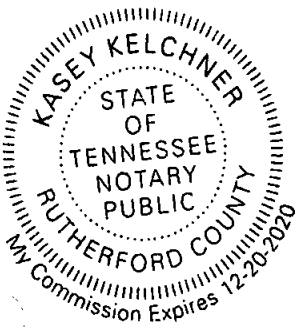
Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14343



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $269,900.00.

Hussein Ali
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of December, 2019.

NOTARY PUBLIC

My commission expires:

Karen Johnson Davidson County
Batch# 329964 **DEEDWARR**
12/16/2019 09:50:28 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20191216-0129190

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ali Hussein and Gelavej B. King (NAME)	Cardinal Financial (NAME)	13313004800
4705 Vicar Drive (ADDRESS)	3701 Arco Corporate Dr, #200 (ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28273	

Warranty Deed

For and in Consideration of the sum of $269,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Raegan Owen, Administrator of the Estate of Ardis Elaine Carter,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hussein Ali, a married man, and Gelavej B. King, an unmarried woman, as joint tenants with right of survivorship,**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 138, Section No. 138 on the Map of Abbay Hall Subdivision of record in Book 2331, page 18, Register's office for Davidson County, Tennessee.

Said Lot No. 138 fronts 105. 6 feet on the westerly side of Vicar Drive and runs back 187 feet on the southerly line and 203.8 feet on the northerly lins which is a broken line to a dead line in the rear measuring 41 feet thereon.

Being the same property conveyed to Ardis Elaine Carter by deed from John Logan Carter, dated June 1, 1982 and recorded in Book 5893, page 289, Register's Office for Davidson County, Tennessee. The said Ardis Elain Cater having since died intestate, on or about November 17, 2018, as established by Probate Case No. 19P1271, Probate Court Clerk's Office for Davidson County, Tennessee, and said file shows Reagan Owen to be the Administrator of the estate.

This property is **improved** property known as: 4705 Vicar Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of December, 2019.

Estate of Ardis Elaine Carter

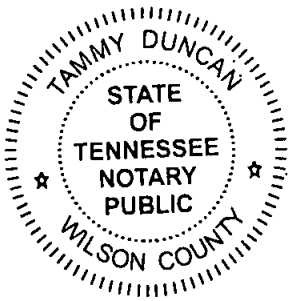
BY: Raegan Owen, administrator
Raegan Owen, Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raegan Owen, Administrator of the Estate of Ardis Elaine Carter, probate case No. 19P1271 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this the 4th day of December, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/28/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122