Karen Johnson Davidson County
Batch# 340627 DEEDWARR
01/09/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200109-0002970

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-3111

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of December, 2019

Notary Public

Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Saber Gad and Fayza Mohamed 708 Elderberry Court Nashville, TN 37217	New owner	125-14-0B-058.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Molly Harris, Executor of The Estate of George T. Harris III

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saber Gad and Fayza Mohamed, husband and wife

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, Tenses, being Lot No. 57, Section Two, Phase Two, Ransom Place, as shown by Plat of record in Book 7900, Page 526, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George T. Harris, III and Molly J. Levingston, both unmarried by Warranty Deed from Gregory K. Derden and wife Judy A. Derden, dated July 17, 1995 and recorded July 20, 1995 in Book 9735, Page 269, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George T. Harris, III and wife Molly L. Harris by and through Susan B. Evans, Trustee by Quitclaim Deed from George T. Harris, III and Molly J. Harris formerly known as Molly J. Livingston, dated December 20, 1995 and recorded September 26, 1996 in Book 9806, Page 427, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George T. Harris, III by Quitclaim deed from Molly L. Harris, unmarried of record in Instrument No. 20130604-0056310 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on June 4, 2013. The said George T. Harris, III having since died on July 4, 2019. His Estate is Probated in The Seventh Circuit Court for Davidson County, Tennessee Probate Division No. 19P 1272.

Being also known as 708 Elderberry Court Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 708 Elderberry Court, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of December, 2019.

Estate of George T. Harris III

By: Molly Harris Executor
Molly Harris, Executor

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Molly Levingston Harris, Ms, Executor of Estate of George T. Harris III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of December, 2019.

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

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