WARRANTY DEED

RECORD & RETURN TO:
Midtown Title LLC
1704 Charlotte Avenue Suite 105
Nashville, TN 37203
File No.: 1-20-6078

Karen Johnson Davidson County
Batch# 356248 DEEDWARR
02/11/2020 08:22:30 AM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20200211-0015324

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shimal Omer and Miriam M. Babiry	New Owner	
(NAME)	(NAME)	
6689 Burkitt Road		187-00-0-011.01
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DARRELL ALLEN COOKE, EXECUTOR OF THE ESTATE OF ELIZABETH COOK SULLIVAN F/K/A ELIZABETH COOK PENDERGRASS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIAM M. BABIRY AND SHIMAL H. OMER, WIFE AND HUSBAND,** 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:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Elizabeth Cook Pendergrass by Installment Deed from P. H. Reynolds and wife, Mary O. Reynolds, recorded on the 24th day of March, 1964 in Deed Book 3705, Page 122, in the Register's Office of Davidson County, Tennessee. Elizabeth Cook Sullivan fka Elizabeth Cook Pendergrass died on May 26, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P1070 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Darrell Allen Cooke was appointed to serve as Executor of the Estate under said Will. The real property, which includes the subject property is to be administered as part of the probate estate and was to be sold.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6689 Burkitt Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 7th day of February, 2020

ESTATE OF ELIZABETH COOK SULLIVAN F/K/A ELIZABETH COOK PENDERGRASS

BY: _____, EXECUTOR

DARRELL ALLEN COOKE, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Darrell Allen Cooke with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Elizabeth Cook Sullivan f/k/a Elizabeth Cook Pendergrass, and who further acknowledged that he is authorized by said Estate to execute the within instrument as Executor.

Witness my hand and official seal this 7th day of February, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public

EXHIBIT "A"

Property Legal Description

Being a tract or parcel of land situated within the bounds of Davidson County, Tennessee, being Tract No. A as shown on survey made by E. L. Miller, Jr. & Company, March 11, 1964, revised March 13, 1964, and further described as follows, to-wit:

Beginning at a point in the center of Burkett Road, said point being North 85° 08' West, 120 feet; North 87° 00' West, 525.5 feet; and North 87° 46' East, 89 feet from the intersection of the center line of said Burkett Road and a point in the western boundary line of the McFarland Property; thence South 4° 00' East, 1,397 feet to an iron pin; thence North 88° 00' West, 542 feet to an iron pin; thence North 1° 20' East, 469 feet; thence North 17° 40' West, 505 feet; thence North 2° 20' West, 450 feet to the center of Burkett Road; thence with the center of same, South 87° 46' East, 609 feet to the beginning, containing 18 acres, more or less.

Being the same property conveyed to Elizabeth Cook Pendergrass by Warranty Deed from P.H. Reynolds and wife, Mary O. Reynolds, dated March 20, 1964, recorded March 24, 1964, of record in Book 3705, page 122, Register's Office for Davidson County, Tennessee. Elizabeth Cook Pendergrass, a/k/a Elizabeth Cook Sullivan, has since died on May 26, 2018 leaving a Will that has been probated in the Probate Court of Davidson County, Tennessee; Probate Docket No. 18P-1070. Said Will directs the Executor to sell said real property.

INCLUDED in the above described tract but specifically EXCLUDED therefrom are the following two Tracts described as follows:

Tract 1:

Being a certain tract or parcel of land conveyed to James M. Humphrey and spouse, Elaine B. Humphrey by Warranty Deed from Elizabeth Cook Pendergrass Sullivan, dated March 6, 2000, recorded March 10, 2000, of record in Instrument No. 200003100025149, Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being described according to a survey by Allen R. Trumbo, Tennessee Registered Land Surveyor No. 1127, described as follows:

Beginning at a spike in the center of Burkett Road, said point being 399.46 feet west the northwest corner of the Gordon and Rubie Wheeler property of record in Book 370, page 85, Records of Davidson County, Tennessee and the northeast corner of the tract herein described.

Thence, leaving said road S 01 deg 27 min 07 sec West, a distance of 431.57 feet to an iron rod;

Thence, South 15 deg 01 min 39 sec East, a distance of 522.22 feet to an iron rod;

Thence, South 49 deg 07 min 59 sec East, a distance of 159.58 feet to an iron rod;

Thence, South 02 deg 00 min 00 sec West, a distance of 200.00 feet to an iron rod;

Thence, South 37 deg 30 min 55 sec West, a distance of 202.71 feet to an iron rod situated in the northerly line of the property conveyed to Robert E. Tuggle of record in Book 10522, page 313, Register's Office for Davidson County, Tennessee;

Thence, North 88 deg 00 min 00 sec West, a distance of 161.42 feet to an iron rod to a point in the easterly line of the property conveyed to Stephen and Kathleen Ball of record in Book 8971, page 818, Register's Office for Davidson County, Tennessee;

Thence, North 01 deg 22 min 26 sec East, a distance of 463.42 feet to an iron rod;

Thence, North 17 deg 30,min 46 sec West, a distance of 514.97 feet to an iron rod;

Thence, North 01 deg 10 min 23 sec West, a distance of 447.69 feet to a spike in the center of Burkett Road.

Tract 2:

Being a certain tract or parcel of land conveyed to Charles Joseph Bisio and wife, Marilyn Denise Bisio by Warranty Deed from Elizabeth Cook Pendergrass, unmarried, dated July 14, 2000, recorded July 21, 2000, of record in Instrument No. 200007210072329, Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a spike in the center of Burkett Road, said point being 199.73 feet West, the northwest corner of the Gordon and Rubie Wheeler property of record in Book 3705, page 85, R.O.D.C., Tennessee, and the northeast corner of the tract herein described.

Thence, leaving said road, S 03° 59' 49" W, a distance of 419.69 feet to an iron rod;

Thence, S 12° 30' 23" E, a distance of 476.72 feet to an iron rod;

Thence, S 35° 31' 09" E, a distance of 213.53 feet to an iron rod;

Thence, N 85° 59' 51" E, a distance of 74.95 feet to an iron rod situated in the northerly line of the property conveyed to Robert E. Tuggle, of record in Book 10522, page 313, R.O.D.C., Tennessee;

Thence, S 04° 00' 09" E, a distance of 325.44 feet to an iron rod;

Thence, N 88° 00' 00" W, a distance of 382.76 feet to an iron rod;

Thence, N 37° 30' 55" E, a distance of 202.71 feet to an iron rod;

Thence, N 02° 00' 00" W, a distance of 200.00 feet to an iron rod;

Thence, N 49° 07' 59" W, a distance of 159.58 feet to an iron rod;

Thence N 15° 01' 59" W, a distance of 522.22 feet to an iron rod;

Thence, N 01° 27' 07" E, a distance of 431.57 feet to an iron rod situated in the center of Burkett Road;

Thence, with said road, S 88° 03' 54" E, a distance of 199.73 feet to the point of beginning, and containing 283202.188 square feet, or 6.501 acres of land more or less.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

