Karen Johnson Davidson County
Batch# 367980 DEEDWARR
03/05/2020 10:55:28 AM 2 pgs
Fees: $13.00 Taxes: $932.40
20200305-0024739

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20133

Send Tax Bills To:
New Owner

New Owner is:
Donald Baydoun
503 W Old Hickory Blvd
Madison, TN 37115

MAP/PARCEL: 072-03-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alan C. Housholder, Trustee of the Testamentary Trust under the Will of James Louis Fuqua**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald Baydoun**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1209 McChesney Avenue, Nashville, Tennessee 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 217 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID Part of Lot No. 217 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to James L. Fuqua by Warranty Deed from Claude Nelson, Jr. and wife, Mary Louise Nelson, and Mrs. Carrie M. Gatlin, dated 3/2/1945 and recorded 3/7/1945 in Book 1316, Page 194, Register's Office for Davidson County, Tennessee.

The said James L. Fuqua is reported to have died testate on 6/16/1977, with his Last Will and Testament being probated 8/17/1977 in Docket No. 64666 in the Probate Court for Davidson County, Tennessee. Pursuant to the Will and Codicils of James L. Fuqua, a Testamentary Trust was set up, with Quentin Housholder being appointed as the Trustee of said Trust. Quentin Housholder has since died, and pursuant to Order dated 4/18/1994, Alan C. Housholder was appointed as Successor Trustee.

Pursuant to Order to Sell Land and Terminate Testamentary Trust filed 1/16/2020 in Docket No. 19P2253 in the Probate Court for Davidson County, Tennessee, Alan Housholder was authorized to sell the subject property.

See also Affidavit of Legal Ownership (Alan Housholder, Trustee for the Testamentary Trust created by James L. Fuqua) dated 12/30/2008 and recorded 12/30/2008 in Instrument Number 20081230-0123414, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of March, 2020.

GRANTOR: Alan C Housholder, Trustee of the Testamentary Trust under the Will of James Louis Fuqua

Alan C. Housholder, Trustee of the Testamentary Trust under the Will of James Louis Fuqua

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Alan C. Housholder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Trustee of the **Trustee of the Testamentary Trust under the Will of James Louis Fuqua,** the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 3rd day of March, 2020.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G. BROWN 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 $252,000.00.

Kimberly Beard
Affiant

SWORN TO and subscribed before me this 3rd day of March, 2020.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY