Karen Johnson Davidson County
Batch# 380767 DEEDWARR
04/02/2020 09:41:45 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20200402-0035320

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is ~~$321,000.00~~.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of April, 2020.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Matthew Ray White<br>Holly Dees | NEW OWNER | 119-05-0-397.00 |
| 111 Joyner Avenue | | |
| Nashville, TN 37210 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **YASSIN YASSIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW RAY WHITE, A SINGLE MAN AND HOLLY DEES, A SINGLE WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 12, Block 1, as shown on the map entitled the Plan of Subdivision of Block No. 1 and 2, Cumberland Nurseries, of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 12 fronts 50 feet on the Southerly side of Joyner Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William E. Cook and wife, Anita L. Cook by Warranty deed from James W. Kidd and Irissa Head, Being the only Heirs-at-law of Lula Kidd Jordan, Deceased of record in Book 3642, page 630, Register's Office for Davidson County, Tennessee, dated September 26, 1963 and recorded on September 26, 1963.

William E. Cook having since died on or about December 1, 2001. Anita L. Cook having since died on or about December 1, 2001. Probate of the last Will of Anita Louise Cook recorded on November 09, 2017, Instrument No. 20171109-0115499 Last Will and testament recorded on November 09, 2017, Instrument No. 20171109-0115500 Affidavit of Heirship recorded on June 11, 2018, Instrument No. 20180611-0055535.

Being the same property conveyed to Yassin Yassin, married by Warranty deed from Sean Cook, Sr. and Muhammad Marlon and Dewayne Cook, sole surviving Heirs at Law of Anita Louise Cook of record in Instrument No. 20180611-0055536 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 111 Joyner Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2020.

**Yassin Yassin**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Yassin Yassin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022