WARRANTY DEED

Karen Johnson Davidson County
Batch# 469072 DEEDWARR
09/03/2020 09:35:41 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200903-0100280

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girgis Saber	Gergis Saber	107-05-0-066.00.
(NAME)	(NAME)	
1927 Dabbs Avenue	1925 Dabbs Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joe G. Simmons, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girgis Saber,** 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, Tennessee, being Lot No. 84 on the Plan of Bel-Air Subdivision, Section 1, of record in Plat Book 2900, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joe G. Simmons, a married man from Sherry Cole Sullivan and husband, Terry Sullivan by Warranty Deed on October 22, 2001, of record in Instrument Number 20011103-0120258, Register's Office for Davidson County, Tennessee.
Kimberlyn D. Simmons joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

Subject to all matters as shown on Plan of record in Plat Book 2900, Page 27, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 1927 Dabbs Avenue, Nashville, TN 37217
(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/our hands this 2nd day of September, 2020.

Joe G. Simmons

Kimberlyn D. Simmons

State of Tennessee
County of Davidson

Personally appeared before me Joe G. Simmons and Kimberlyn D. Simmons, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202008082