WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~297,000.00~~ $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2020.

Notary Public
COMMISSION EXPIRES: 1/3/23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 489549 **DEEDWARR**
10/05/2020 02:10:39 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20201005-0115093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdisemed Bashir Ali	Guidance Residential	176-09-0-001
(NAME)	(NAME)	
4956 Hickory Woods East	11107 Sunset Hills Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston VA 20190	
(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, **Forrest Dale Richardson, Jr. and Catherine Marina Richardson Eubank, Co-Executrices of the Estate of Rose Formosa Bromley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdisemed Bashir Ali, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 91 on the Plan of Section One, Hickory Woods East, of record in Plat Book 6900 at page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rose M. Formosa Bromley by Deed dated July 30, 1999 from Continental Development and Construction, Inc., a Tennessee Corporation, recorded August 2, 1999, in Book 11600, Page 445, in the Register's Office for Davidson County, Tennessee. The said Rose M. Formosa Bromley ("Decedent") died on May 27, 2018, leaving a Last Will & Testament ("Will") admitted to probate in Docket No. 18P2065 in the Probate Court for Davidson County, Tennessee, wherein the above-named Grantors were named personal representatives of Decedent's estate. Decedent's Will provided, at Section 9.4, that her real estate was to be treated as part of her probate estate and her personal representatives were granted full power and authority over same including power of sale thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4956 Hickory Woods East (House Number) (Street) | (P.O. Address) | Antioch, TN (City or Town) | 37013 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CR-20-4956

File No.: 3185-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 30th day of September, 2020.

Estate of Rose Formosa Bromley, by Forrest Dale, Richardson, Jr. and Catherine Marina Eubank, Co-Executrices

Forrest Dale Richardson, Jr. Co-Executrix

Forrest Dale Richardson, Jr.

Catherine Marina Richardson Eubank

Catherine Marina Richardson Eubank

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Forrest Dale Richardson, Jr. and Catherine Marina Richardson Eubank, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged themselves to be the duly appointed and acting Co-Executrices of the Estate of Rose Formosa Bromley, deceased, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor by signing for bargainor as the Co-Executrices thereof, and further upon oath acknowledged that they did so as their free act and deed, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 30th day of September, 2020.

Commission Expires: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023