WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

J-SB-PA-20-1239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**New Owner**	
(NAME) **1200 Old Hickory Blvd.**	(NAME)	**120-01-0-101.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF FREDERICK ANTHONY WEIS, SR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMIDULLAH DURANI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Geneil S. Weis and husband, Fred A. Weis by Warranty Deed from Geneil S. Weis, formerly Geneil S. Reed, by and through Robert L. Ballow, Trustee, recorded December 21, 1965 in Book 3970, Page 624 (as to Lot 1) and in Book 3970, Page 622 (as to Lot 2), Register's Office for Davidson County, Tennessee. The said Geneil S. Weis having predeceased Fred A. Weis, Sr., leaving Fred A. Weis, Sr., as surviving tenant by the entirety. The said Fred A. Weis, Sr. having since died on November 8, 2018 and whose Probate Estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 19P1723. Leaving the property to his children Howard Allen Reed, Harold Edward Reed and Frederick Anthony Weis, Jr. Fredweick Anthony Weis, Jr being named a the administrator of the estate.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4157, Page 966, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1239 Vultee Boulevard, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 499447 **DEEDWARR**
10/20/2020 03:30:42 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20201020-0122302

Witness my/our hand(s) this the 16th DAY OF OCTOBER, 2020.

Estate of Frederick Anthony Weis, Sr.

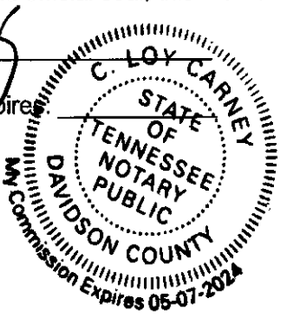
BY: _____
Frederick Anthony Weis, Jr.
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK ANTHONY WEIS, JR., ADMINISTRATOR of the ESTATE OF FREDERICK ANTHONY WEIS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212