Karen Johnson Davidson County
Batch# 536007 DEEDWARR
12/16/2020 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $323.75
20201216-0148834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

W-SB-BC-20-614

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)
Mohammad Anwar	New Owner	
(NAME)	(NAME)	**082-08-0-072.00**
5549 Oak Chase Dr		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, **ASHLEY MAPP AND JESSICA GORDON AND ERIC THOMPSON AND KEITH MAPP, AS TO A 50% INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD ANWAR, 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 No. 10 on the Plan of Map of Bransford Realty Company Subdivision of the McWhirter Tract and of the Love McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eloise Newson and Willie L. Mapp by Quitclaim Deed from Eloise Newson, an unmarried woman of record in Instrument No. 20160504-0043827, Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on May 04, 2016. Eloise Newson and Willie L. Mapp were married on April 14, 2016 and remained married at the time of Willie L. Mapp's death.

The said Willie L. Mapp died intestate on July 26, 2019 and under intestate succession are provided for in TCA 31-2-104, his interest in subject property having vested in his wife, Eloise Newson as to 1/3 and 2/3 in his children, who are Ashley Mapp, Jessica Gordon, and Eric Thompson as established by Affidavit of Heirship of record in Instrument No. 202012160148832 said Register's Office.

Eloise Newson having since died January 28, 2020. Per Order on Petition Hearing of record at Docket NO. 20P-250 in the Seventh Circuit Court for Davidson County, Tennessee, Peggy Mathes was appointed to serve as Administrator of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee. Pursuant to her Last Will and Testament, Keith Mapp being the sole devisee of all her real property interest.

Keith Mapp joins in the execution and conveyance of Warranty Deed in his individual capacity as to any claim he may have in the interest of Willie L. Mapp.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 52, 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: **614 N 9th Street, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2020.

Ashley Mapp by Jonathan Faught
Attorney in Fact

Jessica Gordon by Jonathan Faught
Attorney in Fact

Eric Thompson by Jonathan Faught
Attorney in Fact

Keith Mapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PEGGY D. MATHES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the EXECUTOR of ESTATE OF ELOISE NEWSON, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTOR.

Witness my hand and official seal, this the_____ of _____, _____.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN FAUGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY MAPP, ERIC THOMPSON, and JESSICA GORDON, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY MAPP, ERIC THOMPSON, and JESSICA GORDON.

Witness my hand and official seal, this the 9 of Dec, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9 of Dec, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY