Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15273

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 542848 **DEEDWARR**
12/28/2020 01:30:51 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201228-0153646

ADDRESS NEW OWNER:
Delshad Omer
~~5423 Edmondson Pike~~ 1317 Lipscomb Drive
~~Nashville, Tennessee 37211~~ Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

Map/Parcel
#161-26.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Joseph Hayes, Janet Marie Hayes, Melissa Ann Hayes, Angela Renee Woodall and William Jason Norris,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Delshad Omer, an unmarried man,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the lands of John Fitzhugh, deceased, as of record in Minute Book "J", page 353, of the County Court for said County, described according to a survey made by George W. Watkins, Surveyor, May 20, 1960, as follows:

Beginning at a point in the center of the Owen and Winstead Pike at the southeast corner of that part of Lot No. 3 on the Plan of the lands of J.K.P. Hill, deceased, as of record in Will Book 32, page 417, County Court for said County, conveyed to Japtha H. Hooper and wife, by deed from Robert H. Williams, Jr., of record in Book 2199, page 609, Register's Office for said County; thence with said Hooper's southern boundary line, North 87° 30' West 707.85 feet to an iron pin; thence South 10° West 200 feet; thence south 87° 30' East 707.85 feet to the center of said Pike; thence with the same North 1° East 200 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED herefrom is that certain parcel of land heretofore conveyed to the Metropolitan Government of Nashville and Davidson County by Sarah E. Hayes, a widow, and as more particularly described in instrument of record in Book 7303, page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam Hayes and wife, Sarah E. Hayes by Warranty Deed from George Grayt and wife, Pauline Gray, of record in Book 3431, page 308, Register's Office for Davidson County, Tennessee. Sam Hayes died on May 27, 1982, leaving Sarah E. Hayes as the surviving tenant by the entirety. Sarah Eleanor Hayes died testate on July 11, 2007. By the terms of her Last Will and Testament of record in Probate #97P1279, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised her interest in the above property to her four children namely Bonnie Eleanor Hayes, Janet Marie Hayes, Brian Joseph Hayes, and Melissa Ann Hayes, as further evidenced by Quitclaim Deed to Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes of record in Instrument #20090302-0017708, Register's Office for Davidson County, Tennessee. Bonnie Eleanor Hayes died on April 23, 2020, survived by her two children namely Angela Renee Woodall and William Jason Norris. See also Affidavit of Heirship recorded simultaneously herewith in Instrument #20201228-0153643, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **5423 Edmondson Pike, Nashville, Tennessee 37211.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 23rd day of December, 2020.

Brian Joseph Hayes
Brian Joseph Hayes

Janet Marie Hayes
Janet Marie Hayes

Melissa Ann Hayes
Melissa Ann Hayes

Angela Renee Woodall
Angela Renee Woodall

By: Brian Joseph Hayes ATTY In Fact
Brian Joseph Hayes, as attorney-in-fact

William Jason Norris
William Jason Norris

By: Brian Joseph Hayes ATTY In Fact
Brian Joseph Hayes, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian Joseph Hayes, Janet Marie Hayes, and Melissa Ann Hayes,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of December, 2020.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Brian Joseph Hayes**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Angela Renee Woodall and William Jason Norris,** the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said **Angela Renee Woodall and William Jason Norris,** and recorded simultaneously herewith in Instrument #_____ and #_____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 23rd day of December, 2020.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF _____

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

File No. 20116334

WITNESS OUR HANDS, this the **23rd** day of **December, 2020**.

Brian Joseph Hayes

Janet Marie Hayes

Melissa Ann Hayes

Angela Renee Woodall

By: **Brian Joseph Hayes, as attorney-in-fact**

William Jason Norris

By: **Brian Joseph Hayes, as attorney-in-fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian Joseph Hayes, Janet Marie Hayes, and Melissa Ann Hayes,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of December, 2020.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Brian Joseph Hayes**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Angela Renee Woodall and William Jason Norris,** the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said **Angela Renee Woodall and William Jason Norris**, and recorded simultaneously herewith in Instrument #_____ and #_____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 23rd day of December, 2020.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2020.

NOTARY PUBLIC

My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No. 20116334