Karen Johnson Davidson County
Batch# 560471 DEEDWARR
01/25/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210125-0010815

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-11450

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sheiman Tahsin Zubeer (NAME)	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity (NAME)	162-6-163
223 Townes Drive (STREET ADDRESS)	PO Box 961292 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fort Worth, TX 76161-0292 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joyce Marie Williamson, Administrator of Estate of Earl Williamson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheiman Tahsin Zubeer, a married woman**, 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:

Section 2

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Fair Oaks Subdivision, of record in Plat Book 4460, Page 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Earl W. Williamson, Married by Deed dated June 30, 1997 from Ronald N. Wix and Wife Susan E. Wix, recorded July 3, 1997, in Book 10516, Page 870, in the Register's Office for Davidson County, Tennessee. The said Earl W. Williamson having since died intestate on May 3, 2017. Pursuant to Order No 17P1447, Circuit Court for Davidson County, Tennessee, Joyce marie Williamson, is empowered to convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in 4556, Page 718, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4460, Page 52-53, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 223 Townes Dr, Nashville, TN 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 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. Whenever 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 22nd day of January, 2021.

Estate of Earl Williamson

By: _____
Joyce Marie Williamson, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2021, before me personally appeared Joyce Marie Williamson, Administrator of Estate of Earl Williamson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2021.

_____
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY