Name and Address of New Owner:
William Andrew Lastrapes
1209 McChesney Avenue
Nashville, TN 37216

Send Tax Bills To:

New Owner
"Same"

Karen Johnson Davidson County
Batch# 582442 DEEDWARR
03/03/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210303-0027102

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-03-0-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donald Baydoun, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Andrew Lastrapes, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 217 on the Plan of Inglewood Place, as of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lot No. 217 fronts 50 feet on the Northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to James L. Fuqua by Warranty deed from Claude Nelson, Jr., and wife Mary Louise Nelson and Mrs. Carrie M. Gatlin of record in Book 1316, page 194, Register's Office for Davidson County, Tennessee, dated March 02, 1945 and recorded on March 07, 1945. (Value or consideration shown in aforementioned deed $5,000.00). The said James L. Fuqua having died testate on June 16, 1977, with the Last Will and Testament of James L. Fuqua being probated on 8/17/77, Case No. 64666, Probate Court for Davidson County, Tennessee. Pursuant to said Will and Codicils to Will, a Testamentary Trust was established and Quentin Housholder was appointed Trustee of said Testamentary Trust. The said Quentin Housholder having since died, Pursuant to Order of the Probate Court for Davidson County, Tennessee, dated 4/18/1994, Alan C. Housholder was appointed Successor Trustee of Testamentary Trust. Further, Pursuant to Order to Sell Land and Terminate Testamentary Trust filed 1/16/20, Case No. 19P2253 in the Probate Court for Davidson County, Tennessee, the said Alan Housholder was authorized to sell subject property.

Also see Affidavit of Legal Ownership (Alan Housholder, Trustee of the Testamentary Trust created under the Last Will and Testament of James L. Fuqua, deceased) dated 12/30/2008 and recorded 12/20/2008 as Instrument No. 20081230-0123414 in the Register's Office pf Davidson County, Tennessee.

Being the same property conveyed to Donald Baydoun by Warranty deed from Alan C. Housholder, Trustee of the Testamentary Trust under the Last Will and Testament of James Louis Fuqua of record in Instrument No. 20200305-0024739 Register's Office for Davidson County, Tennessee, dated March 03, 2020 and recorded on March 05, 2020. (Value of consideration shown in aforementioned deed $252,000.00.)

Being also known as 1209 McChesney Avenue Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2021.

_____(SEAL)
Donald Baydoun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 19th day of February, 2021.

_____
Notary Public
My commission expires: 10.2.23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this
19th day of February, 2021.

Notary Public
My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. 2021-1369

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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