Karen Johnson Davidson County
Batch# 595098 DEEDWARR
03/18/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210318-0035994

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0055

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 260,000.00

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amin Nabi 5033 Edmondson Pike Nashville, TN 37211	9620 Concord Rd Brentwood, TN 37027	147-10-0-055

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Betty L. Mangrum now known as Betty Mangrum Southall, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amin Nabi, a married man

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:

LAND in Davidson County, Tennessee, being Lot No. 300 on the Plan of Caldwell Country Estates, Section Five, of record in Book 3300, Page 16, Register's Office for said County, as follows:

BEGINNING at a point in the northwesterly margin of Edmondson Pike, a common corner of Lots Nos. 300 and 301; thence with said margin of said Pike, southwardly 116.6 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northeasterly margin of West Durrett Drive; thence with said margin of said Drive, northwardly 38.96 feet to a concrete monument; thence continuing with said margin of said Drive, northwardly 38.96 feet to a concrete monument; thence continuing with said margin of said Drive, northwardly 66.04 feet to a point, a common corner of Lots Nos. 299 and 300; thence with the dividing line between Lots Nos. 299 and 300, northeastwardly 153.6 feet to a concrete monument; thence southeastwardly with the dividing line between Lots Nos. 300 and 301, 167.4 feet to the point of beginning.

EXCLUSION:
INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS A PORTION OF THE SUBJECT LOT NO. 300 conveyed from Lloyd F. Mangrum and wife, Betty L. Mangrum to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed dated 5/8/1987 and recorded 5/19/1987 in Book 7241, Page 505, described as follows:

BEGINNING at a point, said point being on the northern property line and 25 feet from the centerline of Edmondson Pike; thence along the existing right-of-way line South 42 degrees 41 minutes West for 116 feet; thence along a curve to the right of radius 25 feet for 39.27 feet to a point on the northern right-of-way line of West Durrett Drive; thence North 47 degrees 19 minutes West for 10 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point; thence North 42 degrees 41 minutes East for 111.0 feet to a point on the common property line of Parcels 55 and 56 on Map 147-10; thence along said property line South 47 degrees 19

minutes East for 5 feet to the point of beginning and containing therein an area of 764.02 square feet, more or less.

BEING the same property conveyed to Lloyd F. Mangrum and wife, Betty L. Mangrum by Warranty Deed from Bill Wheeler Construction Co., Inc., a Tennessee corporation, dated 1/21/1967 and recorded 1/27/1967 in Book 4097, Page 427, Register's Office for Davidson County, Tennessee. Lloyd F. Mangrum having since died 1/18/2001 leaving Betty L. Mangrum as the surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5033 Edmondson Pike 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2021.

Betty Mangrum Southall
Betty Mangrum Southall

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Mangrum Southall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of March, 2021.

Kim Gillespie
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



True Copy Certification

I, Brenda Shelby, 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, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

