Karen Johnson Davidson County
Batch# 609771 DEEDWARR
04/07/2021 03:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,209.90
20210407-0046375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herjin A. Emin and Ayaz A. Khalid	New owner	
(NAME) 449 Bellingrath Dr	(NAME)	147 02 0 119.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KATHRYN JANE GRAHAM CRAIG, EXECUTOR OF THE ESTATE OF MARY ODELLE GRAHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERJIN A. EMIN AND AYAZ A. KHALID, WIFE AND HUSBAND,** 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. 155 on the Plan of Abbey Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Coventry Drive at the common corners of Lots 155 and 156; thence Westerly with said Drive 106.2 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northerly direction 39.3 feet to a concrete monument in the Easterly margin of Bellengrath Drive; thence Northerly with said Drive 95.4 feet to the corner of Lots 155 and 154; thence Easterly with the line between said lots, 131.2 feet to the corner of Lots 155 and 156; thence Southerly with the line between said lots 120 feet to the point of beginning.

Being the same property conveyed to James Alfred Graham, Jr. and wife, Mary O. Graham, by Warranty Deed from PAR Homes Inc., of record in Book 2493, Page 461, in the Register's Office of Davidson County, Tennessee, dated February 22, 1956 and recorded on February 24, 1956. James Alfred Graham, Jr. died on June 10, 2012 leaving Mary O. Graham as sole surviving Tenant by the Entirety. Mary O. Graham died on April 22, 2020 leaving a Last Will and Testament that was probated under No. P11047 in the Chancery Court for Williamson County, Tennessee. Under the aforesaid Will, Kathryn Jane Graham Craig was appointed to serve as Executor of the Estate, and the real property, was to be administered as part of the Probate Estate subject to the control of the Executor.

Kathryn Jane Graham Craig and James Alfred Graham, III join in as the devisees under the Estate of Mary Odelle Graham to convey any interest they may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 449 Bellingrath Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 5 day of Apr, 1, 2021

ESTATE OF MARY ODELLE GRAHAM

BY: Jane Graham Craig Executor

JANE GRAHAM CRAIG, EXECUTOR

Kathryn Jane Graham Craig

KATHRYN JANE GRAHAM CRAIG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANE GRAHAM CRAIG,* the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. *AKA KATHRYN JANE GRAHAM CRAIG,

Witness my hand and official seal this 5 day of Apr, 1, 2021.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 3-3-25

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, JANE GRAHAM CRAIG with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of The Estate of Mary Odelle Graham, and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 5 day of April, 2021.



Commission expires:

3-3-25

Notary Public

Witness my hand this 5 day of Apr, 2021

JAMES ALFRED GRAHAM, III

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal this 5 day of Apr, 2021.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:
3-3-25

Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM