WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girgis Saber	U.S. Bank N.A. C/O U.S. Bank Home Mortgage	107-05-0-067.00
(NAME)	(NAME)	
1925 Dabbs Ave	9380 Excelsior Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Hopkins, MN, ~~TN~~ 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 682592 **DEEDWARR**
07/23/2021 10:34:50 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210723-0099051

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Williams, a widower** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girgis Saber, a single 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. 83 on the Plan of Bel-Air section 1 of record in Book 2900, pages 27 and 28 of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark A. Williams and wife, Robin R. Williams from Frank R. Merhoff and wife, Glenda Merhoff, by Warranty Deed on April 30, 1987, of record in Book 7224, Page 373, Register's Office for Davidson County, Tennessee, the said Robin R. Williams having died August 29, 2020 the property is vested to Mark A. Williams as the surviving tenant.

Subject to all matters as shown on Plan of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 1929 Dabbs Avenue, Nashville, TN 37217
(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/our hands this 22nd day of July, 2021.

Mark Williams

State of Tennessee
County of Davidson

Personally appeared before me Mark Williams, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2021.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 202106050