Karen Johnson Davidson County
Batch# 734810 DEEDWARR
10/12/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20211012-0137189

(Notary Stamp) JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $317,500.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2021. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hassan Alshoweily	**New Owner**	**073-05-0-148.00**
2803A Nolensville Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael T. Williams, Executor of the Estate of Mary Sharp Williams

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hassan Alshoweily, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Riverwood Heights, Section VII, as of record in Book 2854, Page 34, Register's Office for said County.

SAID Lot No. 8 fronts 100 feet on the Northeasterly side of Cooper Lane and runs back 206.7 feet on the Northwesterly line and 190 feet on the Southeasterly line to a dead line in the rear on which it measures 100.1 feet.

BEING the same property conveyed to Douglas Williams and wife, Mary Sharp Williams by Warranty Deed from Idella Davis of record in Book 4139, page 401, Register's Office for Davidson County, Tennessee; the said Mary Sharp Williams died December 22, 2020, predeceased by her husband Douglas Williams; the Last Will and Testament of Mary Sharp Williams being probated in the Seventh Circuit Court Probate Division for Davidson County at Nashville, Tennessee in Case No. 21P148; the said Michael T. Williams being named Executor of the estate and, pursuant to the said Last Will and Testament, specifically authorized to sell, transfer, and convey the subject property as part of the probate estate.

BEING improved property known as **2207 Cooper Lane, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of October, 2021.

Estate of Mary Sharp Williams

By: _____
Michael T. Williams, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael T. Williams, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of the estate of Mary Sharp Williams and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2021.

_____
Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000420-528

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 8th, 2021 (date of document).

Affiant Signature

October 11, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 11th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY