WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2021

Notary Public
COMMISSION EXPIRES: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 737797 DEEDWARR
10/15/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20211015-0139014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohamed Boumrar And Caitlin Boumrar	New Owner	043-13-0-363
(NAME) 244 Elm Street	(NAME)	
(ADDRESS) Nashville, TN 37115	(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, I, **Bryan John Dahlhauser, Trustee of the Thomas F. Dahlhauser Trust, a Tennessee Testamentary Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohamed Boumrar and Caitlin Boumrar, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Number 23, on the Plan of Forest Park Subdivision, Block I, of record in Plat Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property coneyed to Bryan John Dahlhauser, Trustee of the Thomas F. Dahlhauser Trust, a Tennessee Testamentary Trust, by Bryan John Dahlhauser, Executor of the Estate of Arthur S. Dahlhauser,dated September 20, 2021 and recorded on September 27, 2021 in Instrument No. 20210927-0128963, in the Register's Office for Davidson County, Tennessee. This is the the same property prevously conveyed to Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser, by Warranty Deed from Stella R. Harris, unmarried, dated 08/24/2006 and recorded 08/28/2006 in Instrument Number 20060828-0105744, in the official records of Davidson County Recording Office. The said Margaret M. Dahlhauser died November 18, 2020 leaving her husband, Arthur S. Dahlhauser as the sole owner of the property as the surviving tenant by the entireties. The said Arthur S. Dahlhauser died February 18, 2021, leaving a Last Will and Testament (the "Will") that was admitted to probate in Davidson County Probate Court, Docket No. 21P658. The Will bequeathed the property to his son, Thomas Francis Dahlhauser, however in trust with Eric Bernard Dahlhauser and Bryan John Dahlhauser as Co-Trustees. Eric Bernard Dahlhauser is deceased, leaving Bryan John Dahlhauser as sole Trustee per the terms of the Will. The said Thomas Francis Dahlhauser died on April 26, 2021. The Trustee is therefore charged and empowered with selling the property, terminating the trust and distributing its assets to its ultimate beneficiaries per the terms of the Will. See Specific Power of Attorney and Delegation of Specific Duties and Responsibilities as Trustee of record in Instrument No. 202110150139012 and Certification of Trust of record in Instrument No. 202110150139013, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 244 Elm Street Nashville, TN 37115

(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. successors 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, successors 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 our hands this 5th day of October, 2021.

Bryan John Dahlhauser, Trustee of the Thomas F. Dahlhauser Trust,
a Tennessee Testamentary Trust

By: Paul A. Dahlhauser, Attorney in Fact Exercising Delegated Authority for Trustee
Paul A. Dahlhauser, Attorney in Fact
Exercising Delegated Authority for Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Paul A. Dahlhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the duly appointed and acting Attorney-in-Fact exercising delegated authority for Bryan John Dahlhauser, Trustee of the Thomas F. Dahlhauser Trust, a Tennessee testamentary trust, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor and its Trustee by signing the name of the Trustee by himself as the said Attorney-in-Fact with delegated authority for said Trustee, and further upon oath acknowledged that he **did so** as his free act and deed for the purposes therein contained, being duly authorized so to do..

WITNESS my hand and seal this 5th day of October, 2021.

NOTARY PUBLIC

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct 5, 21 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Oct. 5, 2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of Oct, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 41322

Notary's Seal

