Karen Johnson Davidson County
Batch# 742965 DEEDWARR
10/25/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211025-0142932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Kristin James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2021.

Anna Bates
Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0833

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mena Gabra	Mena Gabra	Map: 10713000300
(NAME) 1001 Patricia Drive	(NAME) 1001 Patricia Dr	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHARON A. BUCHANAN, TRUSTEE OF THE DANIEL C. FISER, JR. SUPPLEMENTAL NEEDS TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MENA GABRA,

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. 11 on the Plan of Patricia Heights, Section I, as of record in Book 2331, Pages 130 and 131, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Daniel C. Fiser and wife, Delores A. Fiser by deed from Andrew D. Baird, Jr. and wife, V. Ann Baird, of record in Book 7015, page 717, dated October 17, 1986, said Register's Office. The said Daniel C. Fiser died February 16, 1994, and title vested in Delores A. Fiser as surviving tenant by the entirety. The said Delores A. Fiser died May 14, 2017, and the Will was admitted to Probate as Probate No. 17P941, of record in Probate Court of Davidson County, Tennessee, The Grantors herein execute this instrument as Devisees Under the Will of Delores A. Fiser.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 130 and 131, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2542, Page 519, amended in Book 6045, Page 421 and Book 6067, Page 762, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1001 Patricia Drive, Nashville, TN 37217
(House No.) (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 our hands this 14th day of October, 2021.

Sharon A. Buchanan, Trustee of the Daniel C. Fiser Jr. Supplemental Needs Trust

BY: _____
Sharon A. Buchanan
Trustee

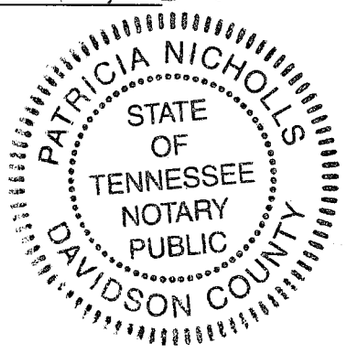
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sharon A. Buchanan, Trustee of The Daniel C. Fiser, Jr. Supplemental Needs Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee, of The Daniel C. Fiser, Jr. Supplemental Needs Trust, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Sharon A. Buchanan, as Trustee.

Witness my hand and official seal this 14th day of October, 2021.

My commission expires: 3/6/24

_____
Notary Public



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-14-21 (date of document).

Affiant Signature

10/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of October, 2021.

(SEAL)

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: 5/7/24