Name and Address of New Owner:
Samy Ayoub and Jackline Eryan
2630 Pennington Avenue
Nashville, TN 37216

Send Tax Bills To:
Samy Ayoub and Jackline Eryan
801 Green Meadow Lane
Smyrna, TN 37167

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07215002400

Karen Johnson Davidson County
Batch# 751530 **DEEDWARR**
11/09/2021 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50



20211109-0149303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Walter W. Dailey, Jr. and wife, Brenda L. Dailey**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samy Ayoub and Jackline Eryan, as tenants in common** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF A TACT MAKED "RESERVED" ON THE PLAN OF S.W. ESTES SUBDIVISION, AS OF ECORD IN BOOK 1424, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY, BEING KNOWN AS TRACT NO. 5 ON THE RESUBDIVISION OF THE ABOVE PROPERTY, NOT OF RECORD, AND DESCRIBED ACCORDING TO A PLAN MADE BY JAMES L. MUPHY, JR., SUVEYOR, DATED JANUARY 18, 1962, AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF PENNINGTON AVENUE 61.8 FEET NORTH OF THE NORTHWEST CORNER OF LOT NO. 1 OF THE PLAN OF BELLE FOREST SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 33, REGISTER'S OFFICE; THENCE, ALONG THE NORTH LINE OF LOT NO. 1, WEST 178.9 FEET TO AN IRON PIN, A CORNER OF LOTS NOS. 5 AND 6 IN SAID RESUBDIVISION; THENCE, NORTH ALONG THE LINE OF LOT NO. 5, 60 FEET TO AN IRON PIN, A CORNER OF LOTS 4 AND 5, IN THE RESUBDIVISION; THENCE, EAST WITH THE LINE BETWEEN SAID LOTS, 178.6 FEET TO A POINT IN THE WEST MARGIN OF PENNINGTON AVENUE; THENCE, SOUTH WITH SAID AVENUE, 61 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WALTER W. DAILEY, JR., AND WIFE, BRENDA L. DAILEY, BY WARRANTY DEED FROM WENDY S. MILLER, A SINGLE PERSON, RECORDED ON SEPTEMBER 28, 1987, OF RECORD IN BOOK 7363, PAGE 332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2630 PENNINGTON AVE., NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of November, 2021.

Walter W. Dailey, Jr. (SEAL)

Brenda L. Dailey (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2021, before me personally appeared Walter W. Dailey, Jr. and Brenda L. Dailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of November, 2021.

DELLA K. LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 01-06-2025

Notary Public
My commission expires: 1/6/25
File No. 2021-3714