Karen Johnson Davidson County
Batch# 762520 DEEDWARR
11/29/2021 04:00:26 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20211129-0157476

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Majeed Dawoodi
291 Cathy Jo Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Movement Mortgage LLC
8024 Calvin Hall Road
Indian Land, SC 29707

MAP 133-11
GROUP
PARCEL 0109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Julie Ann Jacobs, individually and as Executrix of the Last Will and Testament of Jay E. Jacobs, Jr., deceased, Janet Elaine Clairborne and Joan Elise Russell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Majeed Dawoodi, a single man,** hereinafter called the GRANTEE, his 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. 89 on the Plan of Valley View Meadows, Section 2, as shown by plat and survey of record in Plat Book 3600, page 60, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jay E. Jacobs, Jr., and wife, Mary H. Jacobs by deed dated July 6, 1966 of record in Book 4034, page 442, Register's Office, Davidson County, Tennessee; and further being the same property devised to Julie Ann Jacobs, Janet Elaine Clairborne and Joan Elise Russell by the Last Will and Testament of their father, Jay E. Jacobs, Jr., as the surviving tenant by the entirety, his wife, Mary H. Jacobs having predeceased him with said will being in the Probate Section of the Circuit Court Clerk Office for Davidson County, Tennessee, Docket No. 20P-2107.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years

JM-BHHS-21291

This is **improved** property known as **291 Cathy Jo Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **22nd** day of **November, 2021.**

Julie Ann Jacobs

Julie Ann Jacobs, Individually

Julie Ann Jacobs, Executrix

Julie Ann Jacobs, Executrix

Janet Elaine Claiborne

Janet Elaine ~~Claiborne~~ Claiborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Julie Ann Jacobs, individually and as Executrix of the Last Will and Testament of Jay E. Jacobs, Jr., deceased and Janet Elaine Claiborne,** bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Mary Joe Hartz

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this the 18th day of **November, 2021.**

Joan Elise Russell

Joan Elise Russell

STATE OF GEORGIA
COUNTY OF Whitfield

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joan Elise Russell,** a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of November, 2021.

Margaret J Brownlee

NOTARY PUBLIC

My Commission Expires: 6-15-24

Margaret J Brownlee
NOTARY PUBLIC
Whitfield County, GEORGIA
My Commission Expires 06/15/2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $349,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024