BOX 10-B

Karen Johnson Davidson County
Batch# 770238 **DEEDWARRSP**
12/08/2021 11:24:46 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20211208-0162783

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 7th DAY OF **DECEMBER, 2021.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANWAR MOHAMMED	**SAME**	**060-02-0-239.00**
(NAME) **5549 OAK CHASE DRIVE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PATRICIA FIELDS, BOTH INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF HERSHELL DONNELL, SR., AND TAMELAR READUS AND CHERYL ANDERSON AS DEVISEES UNDER THE ESTATE OF HERSHELL DONNELL, SR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANWAR MOHAMMAD,** 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. 169, as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HERSHELL DONNELL, by deed from JOHN H. FRENCH AND WIFE, ROBBIE W. FRENCH, of record in Book 5355, page 415, dated October 19, 1978, said Register's Office. For further reference, see Quitclaim Deed of record in Book 5853, page 496, said Register's Office.

HERSHELL DONNELL died on or about January 25, 2021, devising said property to PATRICIA FIELDS, TAMELAR READUS AND CHERYL ANDERSON, by Will of record in Docket No. 21P526 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. See also Order Approving Contract for Sale of Real Property.

This conveyance is subject to matters on the Plan of record in Book 2900, page 119, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3061 RICHMOND HILL DRIVE, NASHVILLE, TN 37207**
(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 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 that 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 **claiming by, through or under said GRANTORS, but not otherwise.** 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 7th day of December, 2021.

Patricia Fields, Executrix of the Estate of Hershell Donnell, Sr.
PATRICIA FIELDS, EXECUTRIX OF THE ESTATE OF HERSHELL DONNELL, SR.

Patricia Fields
PATRICIA FIELDS

Tamelar Readus
TAMELAR READUS

Cheryl Anderson
CHERYL ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Fields, both individually and as the Executrix of the Estate of Hershell Donnell, Sr., Tamelar Readus, and Cheryl Anderson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2021.

My Commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

