Karen Johnson Davidson County
Batch# 770966 DEEDWARR
12/09/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20211209-0163226

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0543

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of December, 2021

Notary Public

Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Girgis Saber 1925 Dabbs Ave 2601 Oak Forest Drive Nashville 37217 Antioch, TN 37013	Girgis Saber 1925 Dabbs Ave Nash, TN 37217	149-02-0-081.00

WARRANTY DEED

FOR AND IN 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/WE, **Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators of the Conservatorship Estate of Linda massey, Docket No. 21P-1322 in the Probate Court of Davidson County, Tennessee** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Girgis Saber

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. 62 on the Plan of Oakwood, Phase Two – Section One, of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dennis Denmark, an unmarried person, by Warranty Deed from Centex Real Estate Corporation, dated 6/28/1991 and recorded 7/9/1991 in Book 8393, Page 779, Register's Office for Davidson County, Tennessee.

The said Dennis Denmark (aka Dennis Lane Denmark) died intestate on May 20, 2006. Pursuant to Petition for Letters of Administration filed in Docket No. 06P-953 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Linda D. Massey was reported to be the sister and sole heir at law of the decedent. Pursuant to Order to Probate filed 6/21/2006, Linda D. Massey was appointed as Administratrix. The Estate was fully administered and closed by Order to Close dated 6/4/2008.

Affidavits of Heirship of record in Instrument No. 20211209016322 4nstrument No.20211209016322 5egister's Office for Davidson County, Tennessee.

Lesli Oliver Wright and Aimee Bobbitt were appointed as Co-Conservators for Linda Massey, Case No. 21P-1322.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2601 Oak Forest Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1 day of December, 2021.

Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators of the Conservatorship Estate of Linda Massey, Docket No. 21P1322 in the Probate Court of Davidson County, Tennessee

By: Lesli Oliver Wright
Lesli Oliver Wright, Co-Conservator

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Oliver Wright, Co-Conservator of the Conservatorship Estate of Linda Massey, Docket No. 21P1322 in the Probate Court of Davidson County, Tennessee** 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 Kingsport, TN. Florida this 1 day of December, 2021.

Notary Public
My Commission Expires: 3-3-2025

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dated this the 3rd day of December, 2021.

Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators of the Conservatorship Estate of Linda Massey, Docket No. 21P1322 in the Probate Court of Davidson County, Tennessee

By: Aimee Bobbitt
Aimee Bobbitt, Co-Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Aimee Bobbitt, Co-Conservator of the Conservatorship Estate of Linda Massey, Docket No. 21P1322 in the Probate Court of Davidson County, Tennessee** 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 Hendersonville, Tennessee this 3rd day of December, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Certificate of Authenticity

I, Holly A Mason, 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 12/3/21.

Affiant Signature

12/3/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 7-8-22