23023

THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

NAME OF NEW OWNER(S):
Abdul Rida Al-Soraify
330 Lorna Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner(s)

Karen Johnson Davidson County
Batch# 786856 DEEDWARR
01/11/2022 08:27:35 AM 3 pgs
Fees: $18.00 Taxes: $1,037.85
20220111-0003088

Map/Parcel: 09609002900

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, **Deborah Lynn Crews aka Deborah D. Crews, married**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Abdul Rida Al-Soraify**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 & 119, Register's Office for said County.

Beginning at a point on the southerly margin of Lorna Drive at the common corner of Lots 154 and 155; thence with the line between said lots, southwardly 244 feet to a point; thence northeastwardly 25.5 feet to a point, and continuing northeastwardly 63.2 feet to a point on the westerly margin of Senecca Drive; thence with the margin of said Drive, northwardly 213.5 feet to the beginning of a curve; thence with said curve, northwestwardly 39.8 feet to a point on the southerly margin of Lorna Drive; thence with the margin of said Drive, westwardly 62.6 feet to the beginning.

BEING the same property conveyed to Horace W. Simpson and wife, Gail M. Simpson by Warranty Deed from Robert E. Helton and wife, Nancy S. Helton, dated June 6, 1967, and filed in Book 4139, page 508, said Register's Office. The said Horace W. Simpson having predeceased Gail M. Simpson. Pursuant to the Last Will & Testament of Gail Marie Simpson, Probate No. 21P-253, Probate Court for Davidson County, Tennessee, title now vests in Deborah D. Crews aka Deborah Lynn Crews as devisee under said Will,

Being the same property conveyed to Deborah Lynn Crews by Executors Quitclaim from Deborah Lynn Crews, Executor for the Estate of Gail Marie Simpson, filed in Instrument No. 20210830-0116639, Register's Office for Davidson County, Tennessee.

The above described property is not a residence for the Grantor herein.

THIS conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 330 Lorna Drive, Nashville, TN 37214

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 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 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 my/our hand(s) on this 5th day of January, 2022.

Deborah Lynn Crews

Deborah Lynn Crews

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Deborah Lynn Crews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2021.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$380,500.00~~ 380,500.00

Affiant

Sworn to and subscribed before me, this 5th day of January, 2022.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022