Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 16108

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Fares Alammuri
713 Wolfeboro Lane
Nashville, TN 37221
SEND TAX BILLS TO:
SAME
9311 Scu Dedro, #100
Scranton, TX 78211

Karen Johnson Davidson County
Batch# 791477 **DEEDWARR**
01/18/2022 09:58:05 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220118-0006490

WARRANTY DEED

(Map 141-05-0-A; Parcel 098.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LORI ANN GILL, UNMARRIED,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **FARES ALAMMURI,** MARRIED, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 98 on the Plan of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Lori Ann Gill, unmarried, by Warranty Deed dated July 23, 2010 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded July 27, 2010, in Instrument Number 20100727-0058691, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 713 Wolfeboro Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 14th day of January, 2022.

LORI ANN GILL

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 Lori Ann Gill, the bargainor, 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 the 14th day of January, 2022.

Notary Public

My Commission Expires: **October 22, 2025**

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of January, 2022.

Notary Public

My commission Expires: **October 22, 2025**

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2021-874