#16145

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Peyman Noman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peyman Noman	new owner	14809005800
(NAME)	(NAME)	
4729 Danby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 801666 **DEEDWARR**
02/08/2022 10:10:24 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20220208-0014338

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Burkulee Waugh, Jr. as Administrator for the Estate of Burkulee Waugh, Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peyman Noman, married,** 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. 83 on the Plan of Haywood Heights, Section 1, of record in Book 2330, Page 96, Register's Office for said County.

Beginning at a point on the north margin of Haywood Lane at the corner of Lots Nos. 83 and 84; thence with the line between said lots, northerly 167.9 feet to a point; thence westerly 156.5 feet to a point in the margin of Chambers Drive; thence with the margin of same, southwardly 133.5 feet to the beginning of a curve; thence around said curve in a southeasterly direction 38.72 feet to a point in the margin of Haywood Lane; thence with said Lane, eastwardly 117.6 feet to the beginning.

Being the same property conveyed to B. L. Waugh, Sr. and wife, Thelma R. Waugh by deed from F. Murray Parker and wife, Lavada D. Parker of record in Book 4348, Page 860. Thelma R. Waugh having predeceased B. L. Waugh, Sr. and B.L. Waugh, Sr. a/k/a Burkulee Waugh having since died and the Estate of Burkulee Waugh, deceased, being administrated under Probate File 20P1548, Probate Clerk's Office for Davidson County, Tennessee, and Probated Court Order dated December 31, 2021 @3:37 p.m. declared the Estate of Burkulee Waugh, deceased, insolvent and divested title for the hiers-at-law of Burkulee, deceased and vested property in the Estate of Burkulee Waugh, deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 286 Haywood Drive aka 3828 Chambers Drive, Nashville, TN

(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 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 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 hands this 3rd day of February, 2022.

The Estate of B. L. Waugh, Sr.a/k/a Burkulee Waugh, Sr.

By: Burkulee Waugh, Jr., Administrator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned,Burkulee Waugh, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of The Estate of B.L.Waugh, Sr. a/k/a Burkulee Waugh, Sr. and that he as such Administrator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Administrator.

WITNESS my hand and seal this 3rd day of February, 2022.

Notary Public
My Commission Expires:

File No.: 16145

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY