WARRANTY DEED

Karen Johnson
Batch# 824611
03/18/2022 09:35:45 AM
Fees: $13.00 Taxes: $303.40

Davidson County
DEEDWARR
2 pgs

20220318-0031572

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 9-10-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salam Qamarko Maron Abdulla	Same as New Owner	162-02-0-175.00
(NAME)	(NAME)	
5834 Petersburg Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Darryl Harvey as Trustee, Tusculum Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Salam Qamarko and Meran Abdullah,** 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. 31 on the plan of Fair Oaks, of record in Book 4175, Page 42, Register's Office for said County.

Being the same property divested from Richard D. Martin to Stephen C. Taylor by Final Decree Confirming Sale, of record in Book 11257, Page 24, Register's Office for Davidson County, Tennessee. Further conveyed to Darryl Harvey as Trustee of the Tusculum Trustee from Stephen C. Taylor, by Quitclaim Deed on February 26, 2021, of record in Instrument Number 20210312-0033024, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 231 Tusculum Rd, Nashville, TN 37013
(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 10th day of March, 2022.

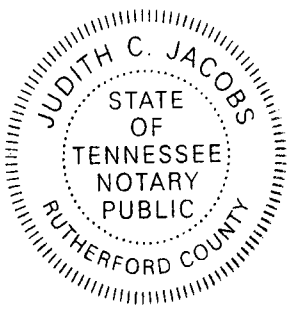
Darryl Harvey as Trustee

Darryl Harvey as Trustee, Tusculum Trust

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darryl Harvey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Darryl Harvey as Trustee, Tusculum Trust and that he as such Trustee, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 10th day of March, 2022.



Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202202034