WARRANTY DEED

Karen Johnson Davidson County
Batch# 832143 DEEDWARR
03/31/2022 09:28:03 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20220331-0037280

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 9-10-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girgis Saber	Same as	15000014200
1935 Dabbs Ave (NAME) ~~6166 Mount View Road~~	(NAME) New Owner	
Nashville, TN (ADDRESS) ~~Antioch, TN 37013~~ 37211	(ADDRESS)	
(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, I/WE, **Letticha F. Pursley as Trustee of the Revocable Trust of William B. Talley dated October 30, 2019, Letticha F Pursley, and Linda G. Sullivan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girgis Saber, unmarried,** 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 the 2nd Civil District of Davidson County, Tennessee, being part of the southeasterly part of Lot NO. 7 on the Map of the Division of John Pope Estate, as of record in Minute Book "R", page 351, Circuit Court for said county, and described according to a survey by E. Davis, McKissack and McKissack, Inc., dated June 24, 1959,

BEGINNING at a post on the southerly margin of Mt. View Road at the westerly line of the Painter land, thence south 1° 15' west along the Painter line 427 feet to an iron pin; thence in a northwesterly direction 353 feet to an iron pin in the southerly margin of Mt. View Road; thence in a northwesterly direction following the southerly margin of Mt. View Road 252.2 feet to the beginning.

Being the same property conveyed to Letticha F. Pursley, as Trustee of the Revocable Trust of William B Talley dated October 30, 2019 in deed of Instrument No. 20191101-0112348, said Register's Office. The said William B Talley died testate on 7/18/2020. His Estate was never probated and his will beneficiaries, trust beneficiaries, and TN inheritance succession were his only two children being Letticha F Pursley and Linda G Sullivan. Also, reference affidavits of heirship recorded simultaneously herewith in Instrument No. 20220331-0037278 and Instrument No. 20220331-0037279, said Register's Office.

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

unimproved ☐

This is improved ☑ property, known as 6166 Mount View Road, Antioch, 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 18th day of March, 2022.

Letticha F. Pursley, Trustee of the Revocable Trust of William B Talley, dated October 30, 2019

By: Letticha F Pursley
Letticha F Pursley, Trustee

Letticha F Pursley

Linda G Sullivan
Linda G. Sullivan

State of Tennessee
County of Davidson

Personally appeared before me Linda G Sullivan and Letticha F Pursley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2022.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of March, 2022, before me, personally appeared Letticha F Pursley as Trustee of the Revocable Trust of William B Talley, dated October 30, 2019, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
Mu commission expire; _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025