Karen Johnson Davidson County
Batch# 851382 DEEDWARR
05/05/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220505-0052101

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2022.

Notary Public

My commission expires: 9.6.22

AUSTIN H ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Khalil Ali Abashar	Mortgage Investors Group	119-14-0 115.00
2909 Wingate Ave	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDY VAN LIERE AND REGINA GUYER, TRUSTEES OF THE FARMER FAMILY IRREVOCABLE TRUST DATED FEBRUARY 17, 2017,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KHALIL ALI ABASHAR, married,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Lot No. 62 on the Map of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for said County.

Said lot No. 62 fronts 60 feet on the westerly side of Wingate Avenue and extends back between lines 200.8 feet on the northerly line and 202 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

This conveyance is made subject to 10-foot easement for public utility purposes along westerly line of premises and building setback line from Wingate Avenue, as shown on plan in Book 1130, page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Van Liere and Regina Guyer, Trustee of The Farmer Family Irrevocable Trust dated February 17, 2017, by deed dated 02/17/2017, from Frances Marie Farmer, of record in Instrument No. 20170309-0023511, Register's Office for said County.

Also being the same property conveyed to William Laster Farmer and wife, Frances Marie Farmer, by deed dated 07/23/1957, from Joe Grizzard, Jr. and wife, Anna Barton Grizzard, of record in Book 2691, page 121, Register's Office for said County. The said William Laster Farmer having since died vesting the property solely in Frances Marie Farmer, as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2909 Wingate Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of April, 2022.

The Farmers Family Irrevocable Trust, dated February 17, 2017

Wendy Van Liere, Trustee
Wendy Van Liere, Trustee

Regina Guyer, Trustee
Regina Guyer, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wendy Van Liere and Regina Guyer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of the within named bargainor, a Trust, and that they, as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Wendy Van Liere and Regina Guyer as such Trustees.

Witness my hand and official seal this 28th day of April, 2022.

My Commission Expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 4-28-22.

Affiant Signature

4-28-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY