Karen Johnson Davidson County
Batch# 862833 DEEDWARR
05/26/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220526-0060995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Sader, Married	Ayman Sader (NAME)	
15 Belle Forrest Ave (ADDRESS)	7504 Oak Haven Trace (ADDRESS)	072-14-0-345.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gail Horton, Executrix of the Estate of Sarah Louise Horton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ayman Sader, Married, hereinafter called the Grantees, their heirs and assigns, that 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. 10 on the Map of Belle Forest No. 3, Section No. 2, as of record in Book 1424, Page 73, Register's Office for Davidson County, Tennessee, described as Follows:

Beginning at a point in the Southerly margin of Belle Forest Avenue, 635 feet West of Westerly Margin of Scott Avenue at the Corner of Lots Nos. 9 and 10; Thence with the Line between said Lots, South Westerly 174.1 feet to the North line of Lot No. 1; Thence with the line of the same, Westerly 46 feet to a point in the Right-Of-Way line of the L & N Railroad; thence with the line of the same, Northwesterly 120 feet to the Corner of Lots nos. 10 and 11; Thence with the line between said Lots, Northeasterly 178 feet to the Margin of Belle Forest Avenue; Thence with the margin of the, Southeasterly around a slight Curve, 65 feet to the Beginning.

Being the same property conveyed to Frank Horton and wife, Louise T. Horton by Warranty Deed from Clark-Powell, Inc. of record in Book 4156, Page 860, Register's Office for Davidson County, Tennessee, dated July 14, 1967 and recorded on July 28, 1967. Frank Horton subsequently died, survived by his wife Louise T. Horton. Louise T. Horton subsequently died, unmarried, on July 16, 2019. Her Will was admitted to probate and Gail D Horton was appointed Executor by order entered 8/5/2021 by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-1284. By further order entered May 20, 2022, said Court ratified the within sale and ordered Gail D. Horton to execute the within deed of conveyance, binding the Estate and all claiming thereunder as the act of the Court.

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

unimproved ( )
This is improved (X) property, known as 15 Belle Forrest Ave, Nashville, TN 37206
(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 hand(s) this 20th day of May, 2022.

WARRANTY DEED
(Continued)

Estate of Sarah Louise Horton

BY: _____
Gail D. Horton, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Horton, Executrix of the Estate of Sarah Louise Horton the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2022.

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2023

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 true and exact copy of the original document executed and authenticated according to law on 20TH day of MAY, 2022.

Date: 5-20-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20TH day of MAY, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY