Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # BMR 22 103

Karen Johnson Davidson County
Batch# 875756 DEEDWARR
06/22/2022 11:21:58 AM 2 pgs
Fees: $13.00 Taxes: $74.00

20220622-0071095

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $20,000.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2022. Notary Public My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hussain M. AlJammoor	New Owner(s)	082-03-0-052.00
404 Haywood Court North		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANY F. PRICE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUSSAIN M. ALJAMMOOR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being part of Lot No.91 and part of the Southerly 7 feet of Lot 92 on the plan Sharpe and Horn' s 2nd Subdivision of the Lindsey property as of record in Book 161, page 53, Register's Office for said Countryside part of Lot 91 and part of the Southerly 7 feet of Lot 92 front together 67 feet on the easterly side of Joseph Avenue, and run back between parallel lines and with the Northerly margin of Childress Avenue 111 feet to a dead line.

Tract II:
Land in Davidson County, Tennessee, being the major portion of the Easterly 34 feet of Lot No. 91 and the Easterly 34 feet of the Southerly 7 feet of Lot No. 92 on the Map of Sharpe and Horn' s Subdivision of the Lindsey Tract, as of record in Book 161, page 53, Register's Office for said County, described according to a copy of a survey made by Barge, Waggoner & Sumner Engineers, dated June 24, 1970, as follows:
Beginning at a point in the Northerly margin of Evanston Avenue, which said point is located 34 feet Westerly from the Southeasterly corner of said Lot No. 91 as shown on said plan; thence North 6 degree 25 minutes East 67 feet to a point 03 minutes East 34 feet to the line between Lots 91 and 92; thence Southward with said margin of said alley, South 6 degree 25 minutes West 60.85 feet to a point in the Northerly margin of the Relocated Evanston Avenue; thence Westward with said margin of said avenue as relocated and along a curve having a radius of 96.65 feet, a distance of 34.67 feet to the point beginning.

Being the same property conveyed to Danny R. House by Warranty deed from Erna C. Smith, a widow of record in Book 11609, page 629, Register's Office for Davidson County, Tennessee, dated August 04, 1999 and recorded on August 06, 1999.

Being the same property conveyed to Akie C. & Iyatunde Williams by Final Decree Confirming Sale deed from The Metropolitan Government of Nashville and Davidson County in its Own behalf and for the use and benefit of the State of Tennessee, in the Matter of Danny R. House, of record in Instrument No. 200406-210073070 Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on June 21, 2004.

Being the same property conveyed to Stephany F. Price by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in its Own behalf and for the use and benefit of the State of Tennessee, In the Matter of Akie C. & Iyatunde Williams, of record in Instrument No. 20121121-0107558 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 21, 2012 .

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 103 Evanston Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2022.

Stephany F. Price

Stephany F. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephany F. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025