THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 883593 DEEDWARR
07/05/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20220705-0077045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$446,000.00**

Subscribed and sworn to before me this 30th day of June, 2022.

Notary Public **Affiant**
My Commission Expires: 1/31/2026

DEVIN F. PARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
BILIND AHMED AND SEPAL SELAH KERIM **4809 Cape Hope Pass** **Hermitage, TN 37076**	**Same**	098-13-0A-021.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **LARRY DWAIN MCDONALD, EXECUTOR OF THE ESTATE OF KATHERINE GAIL MCDONALD**, has this day bargained and sold, and does hereby transfer and convey unto the said **BILIND AHMED AND SEPAL SELAH KERIM, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled the Plan of New Hope Point, Phase One, Section Three, of record in Book 9700, page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHY G. MCDONALD, AN UNMARRIED WOMAN, by deed from JENNIFER HOUSE, AN UNMARRIED WOMAN, of record in in Instrument No. 20100407-0026072, dated April 6, 2010, said Register's Office.

KATHERINE GAIL MCDONALD having since died testate on or about January 12, 2022, and pursuant to the terms of her will of record in Docket No. 22P1287 in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), said property is to be administered as part of the probate estate under the control of LARRY DWAIN MCDONALD, EXECUTOR OF THE ESTATE OF KATHERINE GAIL MCDONALD.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of June, 2022.

Larry Dwain McDonald, Executor of the estate of Katherine Gail McDonald

LARRY DWAIN MCDONALD, EXECUTOR OF THE ESTATE OF KATHERINE GAIL MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **LARRY DWAIN MCDONALD, EXECUTOR OF THE ESTATE OF KATHERINE GAIL MCDONALD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of The Estate of Katherine Gail McDonald, as appointed by court Order of record in Docket No. 22P287 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Executor on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/30/22 [DATE].

Devin F. Park

AFFIANT SIGNATURE

7/1/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 1 day of July, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

