NEW OWNER:
Amin Nabi
9620 Concord Road
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-222

MAP & PARCEL
119-05-0-034.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 884310 DEEDWARR
07/05/2022 03:58:30 PM 8 pgs
Fees: $43.00 Taxes: $999.00
20220705-0077581

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Faith Therber Fairhope and Glory Davis, Co-Administrators & Heirs-at-Law, and Estate of Betty Sue Therber, Jonathan Wade Therber, Executor, Marvin Kent Therber, Darlene Therber Frick, Angela Gaye Therber, Deborah Therber, and Roger Therber, Heirs-at-Law, of the Estate of Franklin D. Therber, Sr.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Amin Nabi** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Cumberland Nurseries Subdivision of record in Plat Book 161, Page 112 through 166, inclusive, in the Register's Office for Davidson County and more particularly described as follows:

Beginning on the Northerly margin of Elberta Street 75 feet Westerly from the Southwest corner of Lot No. 5 in the Subdivision of Block or Lot No. 28, a plan of which is of record in Book 161, page 166, said Register's Office; thence with the Northerly margin of Elberta Street Westerly 75 feet; thence Northerly 248 feet; thence at right angles Easterly 75 feet to a point 75 feet Westerly from the Northwest corner of said Lot No. 5; thence parallel with the West line of said Lot No. 5 Southerly 248 feet to the beginning

Being the same property conveyed to Franklin D. Therber by Warranty Deed from Martha Ann Welch of record in Book 6219, Page 224, Register's Office for Davidson County, Tennessee, dated January 20, 1984 and recorded on January 20, 1984.

Franklin D. Therber died intestate on June 18, 2012 leaving eight (8) heirs at law, Betty Therber, Marvin Kent Therber, Darlene Therber Frick, Roger Therber, Deborah Therber, Faith Therber Fairhope, Glory Davis, and Angela Gaye Therber. Probate for the Estate of Franklin D. Therber was opened in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-2228, and Faith Mayton n/k/a Faith Therber Fairhope and Glory Davis were appointed Co-Administrators.

Betty Sue Therber died testate on April 22, 2022 leaving one (1) heir at law, Jonathan Wade Therber. Probate for the Estate of Betty Sue Therber was opened in the Chancery Court for Sumner County, Tennessee, Docket No. 22PR-301 and Jonathan Wade Therber was appointed Executor.

This is UNIMPROVED property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of June, 2022.

ESTATE OF FRANKLIN D. THERBER, SR.

By: Faith Therber Fairhope
Faith Therber Fairhope,
Co-Administrator & Heir-at-Law

By: _____
Glory Davis,
Co-Administrator & Heir-at-Law

****SIGNATURES CONTINUE ON NEXT PAGE*******

Franklin D. Therber died intestate on June 18, 2012 leaving eight (8) heirs at law, Betty Therber, Marvin Kent Therber, Darlene Therber Frick, Roger Therber, Deborah Therber, Faith Therber Fairhope, Glory Davis, and Angela Gaye Therber. Probate for the Estate of Franklin D. Therber was opened in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-2228, and Faith Mayton n/k/a Faith Therber Fairhope and Glory Davis were appointed Co-Administrators.

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POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of June, 2022.

ESTATE OF FRANKLIN D. THERBER, SR.

By: _____
Faith Therber Fairhope,
Co-Administrator & Heir-at-Law

By: _____
Glory Davis,
Co-Administrator & Heir-at-Law

****SIGNATURES CONTINUE ON NEXT PAGE*******

202207050077581

By: _____
Marvin Kent Therber, Heir-at-Law

By: _____
Darlene Therber Frick, Heir-at-Law

By: _____
Angela Gaye Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: Deborah Therber
Deborah Therber, Heir-at-Law

By: Faith Therber Fairhope AIF
Faith Therber Fairhope, Attorney-in-Fact

By: _____
Roger Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: _____
Estate of Betty Sue Therber
Jonathan Wade Therber, Executor

STATE OF MONTANA
COUNTY OF Park

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Faith Therber Fairhope, Co-Administrator and Heirs-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrators, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrators.

WITNESS my hand and official seal at office this 29 day of June, 2022.

Lisa R

NOTARY PUBLIC

My commission expires: _____

LISA FABIAN NOTARIAL SEAL STATE OF MONTANA

LISA FABIAN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
January 12, 2024

By: _____
Marvin Kent Therber, Heir-at-Law

By: _____
Darlene Therber Frick, Heir-at-Law

By: _____
Angela Gaye Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: _____
Deborah Therber, Heir-at-Law

By: _____
Faith Therber Fairhope, Attorney-in-Fact

By: _____
Roger Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

Estate of Betty Sue Therber

By: _____
Estate of Betty Sue Therber
Jonathan Wade Therber, Executor

STATE OF MONTANA

COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Faith Therber Fairhope, Co-Administrator and Heirs-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrators, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrators.

WITNESS my hand and official seal at office this _____ day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

202207050077581

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Glory Davis, Co-Administrator and Heirs-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrators, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrators.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Marvin Kent Therber, Darlene Frick Therber**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Glory Davis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Roger Therber and Angela Gaye Therber**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202207050077581

STATE OF MONTANA

COUNTY OF Park

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Faith Therber Fairhope**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Deborah Therber**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

LISA FABIAN NOTARIAL SEAL STATE OF MONTANA

LISA FABIAN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
January 12, 2024

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Betty Sue Therber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Jonathan Wade Therber, Executor** of the Estate of Betty Sue Therber, the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executor.

WITNESS my hand and official seal at office this _____ day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **270,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2022.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

202207050077581

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 June 29, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

