Karen Johnson Davidson County
Batch# 911792 DEEDWARR
09/02/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,303.70
20220902-0098905

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3934

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2022

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ali Ebadah 430 Tusculum Road Nashville, TN 37211	Truxton Trust 4525 Harding Pike Suite 300 Nashville, TN 37205	161-04-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ruby Young Hughes, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ali Ebadah

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the plan of Whispering Hills annex of record in Book 2331, page 133, Register's Office for Davidson County.

Said Lot No. 14 fronts 91 feet on the Northerly side of Tusculum Road and extends back between lines, 166.3 feet on the Westerly side, and 124.3 feet on the Easterly side, to a line in the rear on which it measures 101.2 feet thereon.

Being the same property conveyed to Lonnie Elvie Dillard, Jr. et ux Edna Ruth Dillard by Deed from Elm Hill Homes, Inc. of record in Book 2692, Page 29, Register's Office for Davidson County, Tennessee

Being the same property conveyed to W. B. Hughes et ux Ruby Young Hughes by Warranty Deed from Lonnie Elvie Dillard, Jr. et ux Edna Ruth Dillard of record in Book 2750, Page 523, Register's Office for Davidson County, Tennessee, dated January 30, 1958 and recorded on March 06, 1958. Said W. B. Hughes became deceased on August 13, 2019, vesting Ruby Young Hughes as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 430 Tusculum Road, 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 and assigns forever; and we so 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.

Dated this the 31st day of August, 2022.

Ruby Y. Hughes

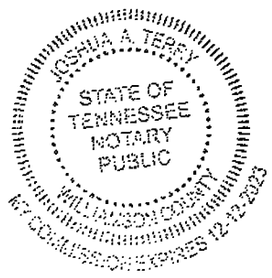
Ruby Young Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2022, before me personally appeared Ruby Young Hughes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2022.

Affiant Signature

9/1/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/1/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON