This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00

Affiant

Subscribed and sworn before me this the 2nd day of September, 2022.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 913106 DEEDWARR
09/07/2022 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220907-0100275

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Torpaykai Hamid	Pinnacle Bank	162-09-0 148.00
5404 Ashlawn Drive	150 3rd Ave. S. # 1000	
Nashville, TN 37211	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA GADSON AND GARY GADSON AND SHARON TAYLOUR AND JERRI GADSON AND GRAYCE GADSON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TORPAYKAI HAMID, a married woman, AND BELQIS HAMID, an unmarried woman, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hickory View Subdivision, Section 4 of record in Plat Book 6900, Page 373, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clarence Gadson and wife, Mattie Gadson by Warranty deed from Rene Holly and Michelle M. Fizer, both unmarried of record in Instrument No. 20100709-0053703 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010.

Mattie Gadson, having died on March 24, 2012, her interest in said property vesting in Clarence Gadson as the surviving tenant by the entirety.

Clarence Gadson, having died testate on October 29, 2021, his interest in said property being devised to Sharon K. Taylour, Gary Gadson, Angela Y. Gadson, Grayce L. Gadson and Jerri A. Gadson by Last Will and Testament filed as a Muniment of Title, Probate Docket No. 22P-811, Chancery Court of Davidson County, Tennessee. Also see Instrument No. 20220520-0058906 and Instrument No. 20220520-0058907, recorded on May 20, 2022. Angela Gadson is one and the same person as Angela Y. Gadson. Sharon Taylour is one and the same person as Sharon K. Taylour. Jerri Gadson is one and the same as Jerri A. Gadson. Grayce Gadson is one and the same person as Grayce L. Gadson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5404 Ashlawn Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of September, 2022.

Angela Gadson
Angela Gadson

Gary Gadson by Angela Gadson, Attorney-in-Fact
Gary Gadson by Angela Gadson, Attorney-in-Fact

Sharon Taylour
Sharon Taylour

Jerri Gadson
Jerri Gadson

25 Sept 2022
Grayce Gadson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Gadson, Sharon Taylour, Jerri Gadson, and Grayce Gadson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Angela Gadson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gary Gadson, by Specific Power of Attorney dated August 24, 2022, and record in Instrument No. _____202209070100274_____, said Register's Office, and who acknowledged that he executed the same as the free act and deed of Gary Gadson.

Witness my hand and official seal this 2nd day of September, 2022.

My Commission Expires: 9/18/22

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, [illegible], 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 08/13/21 (date of document).

Affiant Signature

08/09/2021
Date

State of Tennessee

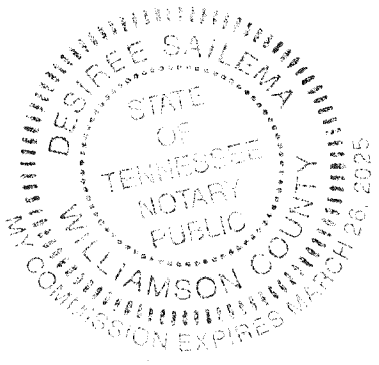
County of Williamson

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 7, 2022.

J. Carlton Drumwright

September 7, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 7, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY