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Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 918907 DEEDWARR
09/20/2022 09:49:25 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220920-0104441

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nizar Noman		13313009400
(NAME)	(NAME)	
4852 Corning Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Virginia Crooks and husband, Richard L. Crooks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nizar Noman, unmarried,** 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:

BEING Lot No. 39 on the Plan of Abbay Hall Subdivision Section I, of record in Book 2331, Page 18, Register's Office, Davidson County, Tennessee.

Said Lot No. 39 fronts 79 feet on the north side of Inwood Drive and runs back 179.5 feet to the westerly line and 180.1 feet on the east line to a dead line, measuring 79 feet thereon.

Being the same property conveyed to Richard L. Crooks and wife, Virginia Crooks by deed from Lisa Pearson, Administratrix of the Estate of Leslie Bedingfield, deceased, of record in Instrument Number 20050502-0048478 and further conveyed to Virginia Crooks by deed from Richard L. Crooks of record in Instrument Number 20050519-0056664, said Register's Office.

Richard L. Crooks joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 510 Inwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 19th day of September, 2022.

Virginia Crooks
Virginia Crooks

Richard L. Crooks
Richard L. Crooks

State of Tennessee
County of Davidson

Personally appeared before me Virginia Crooks with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2022.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of ~~Davidson~~ Rutherford
Aft

Personally appeared before me Richard L. Crooks with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2022 .

Alex Hulshof
Notary Public
My Commission Expires: 05/19/2025

ALEX HULSHOF
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY