BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 935314 DEEDWARR
10/28/2022 11:46:16 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20221028-0116791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF October 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hani Bassit	New Owner	
(NAME) 169 Timber Ridge Dr.	(NAME)	136 07 0 043.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES CARR, JOAN B. MCCOY AND MURIEL PATRICE POWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANI BASSIT, A MARRIED MAN,** 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:

Land in the Davidson County, Tennessee, being Lot No. 62, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Frances R. Spain and Joan B. McCoy, Unmarried Persons, by Warranty Deed from James E. Berryman, Jr. and wife, Joy E. Berryman, of record in Book 10306, Page 820, in the Register's Office of Davidson County, Tennessee, dated December 27, 1996, and recorded on December 31, 1996. Frances R. Spain died on September 16, 2021. Charles Carr and Muriel Patrice Powell are the devisees under the Will of Frances R. Spain probated under Case No. 22P1325, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 169 Timber Ridge Dr., Nashville, TN 37217
(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 hand this 26 day of October, 2022.

CHARLES CARR

JOAN B. MCCOY

MURIEL PATRICE POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Carr and Joan B. McCoy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ____ day of _____, 2022.

Commission expires:

Notary Public

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muriel Patrice Powell, the bargainors, 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 this 26 day of October, 2022.

Commission expires: 9/28/2030

Jo Ellen Logan

Notary Public

JO ELLEN LOGAN
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0744014
My Commission Expires Sep 28, 2030

Witness my hand this 27 day of October, 2022.

CHARLES CARR

JOAN B. MCCOY

MURIEL PATRICE POWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Carr and Joan B. McCoy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of _____, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muriel Patrice Powell, the bargainors, 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 this _____ day of _____, 2022.

Commission expires:

Notary Public