Karen Johnson Davidson County
Batch# 945409 DEEDWARR
11/29/2022 09:30:32 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20221129-0125054

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS BMR 22 401

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2022.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-9-24

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 3, 2026~~ 07/09/24
(AFFIX SEAL)

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-05222

Address of New Owner:	Send Tax Bills to:	Tax Information:
Abdul Naser 710 W. Old Hickory Blvd Madison, TN 37115	Abdul Naser 710 W. Old Hickory Blvd Madison, TN 37115	042-14-0-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Warren Draper, Single**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Abdul Naser, Single**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 11, of Blair Estates, Section One, as shown on plat of record in Plat Book 2663, Page 24, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles T. Wheeler and Donna D. Wheeler, husband and wife by Warranty Deed from Christy Warren, Conservator for the financial affairs of Chloe Elaine Sloan, and Marjorie Cook, a single person, dated October 4, 2016 and recorded October 15, 2016, in Instrument No. 20161005-0105355, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donna Warren Draper, by Quitclaim Deed from Charles T. Wheeler, dated September 16, 2021 and recorded September 16, 2021, of record in Instrument No. 20210916-0124402, Register's Office of Davidson County, Tennessee.

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

This property is improved property known as: 401 Tuckahoe Drive, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22nd day of November, 2022

Donna Warren Draper

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Warren Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of November, 2022.

Notary Public

My Commission Expires: March 3, 2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026