WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 12/4/2025

T-VRES-22-4122

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 958032 DEEDWARR
01/05/2023 10:04:56 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20230105-0000909

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Anthony Assi	new owner	
(NAME)	(NAME)	**061 06 0 130.00**
298 33rd Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. ROOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY ASSI, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 100 feet on the Easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the Westerly margin of the Louisville and Nashville Railroad right-of-way. The rear line measures 99.9 feet.

Being the same property conveyed to Harrison Cullom Donnelly and wife, Mary Elizabeth F. Donnelly by Warranty Deed from Castleman Construction Company, a Tennessee Corporation of record in Book 3370, page 177, Register's Office for Davidson County, Tennessee, dated April 04, 1962 and recorded on April 05, 1962.

Being the same property conveyed to Harrison Cullom Donnelly by Warranty deed from Mary Elizabeth F. Donnelly of record in Book 4674, page 437, Register's Office for Davidson County, Tennessee, dated January 02, 1973 and recorded on January 24, 1973.

Said Harrison Cullom Donnelly died intestate June 22, 2012. At the time of his death, Harrison Craig Donnelly was identified as his sole heir at law. See Affidavit of Heirship of record in Instrument 20140625-0055632, in the Register's office of Davidson County, Tennessee - Affiant is Bart Ballard.

Subsequently the said Harrison Craig Donnelly died intestate on July 21, 2021. Pursuant to Order on Petition for Letters of Administration entered February 23, 2022, Docket No. 22P260, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Michael E. Rooks was determined to be the sole heir at law of Harrison Craig Donnelly and was appointed as Administrator of the Estate of Harrison Craig Donnelly.

Subject property having vested in Michael E. Rooks pursuant to Final Order Quieting Title, entered December 6, 2022, Docket No. 22-0218-II, in the Chancery Court of Davidson County, Tennessee. Final Order Quieting Title recorded as Instrument 202210207-0127632 in the Register's office of Davidson County dated December 7, 2022.

Affidavits of Heirship of record in Instruments 20230105-0000906 and 20230105-0000907, in the Register's office of Davidson County, Tennessee, dated January 5th.

This conveyance is subject to:

- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 77 and 78, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 5043, Page 514, Book 5093, Page 690 and Book 5248, Page 408, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4311, Page 194, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4122 Saunders Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF January, 2023.

Michael E. Rooks by Penny Harrington, Esq. as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PENNY HARRINGTON, ESQ., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL E. ROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL E. ROOKS.

Witness my hand and official seal, this the 3rd of January, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212