Karen Johnson Davidson County
Batch# 973363 DEEDWARR
02/23/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20230223-0012678

63-24

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wissam Hamoodi Haris	NEW OWNER	119-08-0-123
(NAME)	(NAME)	
3303 West Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Karol Feldman, an unmarried woman, owner of a one-half (1/2) undivided interest as tenant in common, and Joan Mooney Felts, George Carellas Felts, Chrisopher Carellas Felts and Carl Richard Felts, Jr., as owners of a one-eighth (1/8th) undivided interest each as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wissam Hamoodi Haris,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Begin at the point of intersection of the west right of line of Thompson Land and Grantor's southerly right of way line; thence westerly along said southerly right of way line a distance of 150 feet to a point; thence northerly 50 feet to a point at right angles from the preceding course; thence easterly along a line 50 feet north of and parallel with Grantor's southerly right of way line, a distance of 150 feet to a point on the west right of way line of Thompson Lane; thence southerly along said west right of way line of 50 feet to the point of beginning; containing 0.17 acres, more or less.

Being the same property conveyed to Richard P. Feldman and Ted C. Mooney in Deed from CSX Transportation, Inc., a Virginia Corporation dated 10/13/1986 and recorded 04/22/1987 in Book 7211, page 808, in the Register's Office for Davidson County Recording Office. The said Ted C. Mooney, a/k/a Theodore C. Mooney, died on April 19, 2011, leaving a Last Will and Testament (the "Mooney Will") admitted to probate in Docket No. 11P651 in the Probate Court for Davidson County, Tennessee that devised his interest in the property as part of his residuary estate in equal shares to Joan Mooney Felts, George Carellas Felts, Christopher Carellas Felts and Carl Richard ("Ricky") Felts, Jr. who are Grantors herein. The said Richard P. Feldman died on February 4, 2020, leaving a Last Will and Testament (the "Feldman Will") that was admitted to probate for the limited purpose of establishing a muniment of title to the property in Docket No. 21P1811 in the Probate Court for Davidson County, Tennessee, that devised his interest in the property to his surviving spouse, Karol Feldman. Certified copies of the Order of the Probate Court in Docket No. 21P1811 and the Feldman Will are of record in Instrument Nos. 20220718-0082073 and 20220718-0082072 respectively.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Joan Mooney Felts executes this instrument as Attorney in Fact on behalf of Carl Richard Felts, Jr. and Christopher Carellas Felts, pursuant to the Power of Attorneys recorded in Instrument No. _____202302230012676_____, ____202302230012677_____ Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6 East Thompson Lane, Nashville, Tennessee 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 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, successors 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 our hands this 22nd day of February, 2023.

Karol Feldman, Grantor, by Kevin Feldman, her attorney-in-fact
Karol Feldman, Grantor, by Kevin Feldman, her attorney-in-fact pursuant to Durable Power of Attorney of record in Instrument No. 20230202-0007732 in the Register's Office for Davidson County, Tennessee

Joan Mooney Felts
Joan Mooney Felts, Grantor

George Carellas Felts
George Carellas Felts, Grantor

Christopher Carellas Felts by Joan Mooney Felts, Attorney in Fact
Christopher Carellas Felts, Grantor, by Joan Mooney Felts, Attorney in Fact

Carl Richard Felts by Joan Mooney Felts, Attorney in Fact
Carl Richard Felts, Jr. Grantor
By Joan Mooney Felts, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kevin Feldman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting attorney-in-fact for Karol Feldman, a within named bargainor, and in my presence executed the within instrument for and on behalf of Karol Feldman by signing her name by himself as her attorney-in-fact, and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 22nd day of February, 2023.

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2026

NOTARY PUBLIC

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Joan Mooney Felts and George Carellas Felts, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2023.

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2026

NOTARY PUBLIC

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Joan Mooney Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting attorney-in-fact for Christopher Carellas Felts, and Carl Richard Felts, the within named bargainors, and in my presence executed the within instrument for and on behalf of Christopher Carellas Felts, and Carl Richard Felts, Jr., by signing her name by herself as her attorney-in-fact, and further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 22nd day of February, 2023.

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 22 day of February, 2023

Ernest D. Bennett, III, Affiant — Date: 2-22-2023

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of February, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024