Karen Johnson Davidson County
Batch# 974017 DEEDWARR
02/24/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230224-0013296

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243638

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2023.

Notary Public
My Commission Expires: 11/3/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashraf Saweres and Nadrah Saweres 21661 Oak Forest Dr Antioch TN 37013	New Owner	Tax Parcel ID No. 149 04 0 101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tim Bradley, Executor of the Last Will and Testament of Linda D. Hall, as found in Case No. 21P2004, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashraf Saweres and Nadrah Saweres, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 511 on the Plan of Section Six, Edge-O-Lake Estates, of record in Book 3700, Page 15 & 16, said Register's Office, and to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda D. Hall, an unmarried person, by Warranty Deed from Eugene J. Gauthier and wife, Jacqueline S. Gauthier, of record in Book 9351, Page 811, in the Register's Office of Davidson County, Tennessee, dated May 17, 1994 and recorded on May 20, 1994.

The said Linda D. Hall died testate on September 10, 2021, devising subject property to Tim Bradley, Executor and as Trustee of the Testamentary Trust created by the Last Will and Testament of Linda D. Hall, as found in Case No. 21P2004, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Edge-O-Lake Estates, as recorded in Book 3700, Page 15 & 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3908, Page 161.

This is improved property located at 2639 Edge O Lake Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2023.

Estate of Linda D. Hall

Timothy D. Bradley / Executor

By: Tim Bradley, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Bradley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executor of the Last Will and Testament of Linda D. Hall, as found in Case No. 21P2004, in the Seventh Circuit Court of Davidson County, Tennessee, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of February, 2023.

Natha L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/21/23 (date of document).

Affiant Signature

2/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

