Karen Johnson Davidson County
Batch# 1003165 DEEDWARR
05/15/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $144.30
20230515-0036074

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023040061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hussaen Ismail	New owner	
(NAME)	(NAME)	081-16-0-324.00
1213 Scovel St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-SIX THOUSAND AND NO/100 Dollars ($36,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, VIOLAR T. JOHNSON, INDIVIDUALLY, BY VIOLAR T. JOHNSON, AS EXECUTRIX OF THE ESTATE OF AOLAR SOLOMAN HART, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUSSAEN ISMAIL, 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 Davidson County, Tennessee, being the south part of the west 25 feet of Lot No. 41, as shown on the map entitled DT McGavock and Others Addition to Nashville, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 41 fronts 25 feet on the north side of Scovel Street (formerly an alley) and runs back 82.39 feet on the east line and 86.87 feet on the west line, to the controlled access right of way, on which it measures 28.86 feet, more or less.

Being the same property conveyed to HAROLD E. THOMAS, by deed from THEODORE LEWIS AND WIFE, GLORIA M. LEWIS, of record in Book 4176, page 244, dated September 29, 1967, said Register's Office.

HAROLD E. THOMAS died testate on or about May 22, 1968, devising said property to LILLIAN A. THOMAS, by will of record in Docket No. 51895, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

LILLIAN DUNN THOMAS conveyed said property to AOLA SOLOMAN HART, by Quitclaim Deed of record as Instrument No. 20000628-0064312, dated June 26, 2006, said Register's Office.

LILLIAN A. THOMAS is one and the same person as LILLIAN DUNN THOMAS.

AOLA SOLOMAN HART, being one and the same persn as AOLAR SOLOMAN HART, died testate on or about July 30, 2022. Pursuant to the terms of her will of record in Docket No. 22P1697, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be distributed unto VIOLAR T. JOHNSON, INDIVIDUALLY, by VIOLAR T. JOHNSON, AS EXECUTRIX OF THE ESTATE OF AOLAR SOLOMAN HART.

unimproved ☒
This is improved ☐ property, known as 1213 Scovel Street, Nashville, TN 37208
(House No.) (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.

Executed by my hand this ____ Day of May, 2023.

Violar T Johnson, Individually

STATE OF Tennessee

County OF Davidson

I, Chukwudi Echetebu, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Violar T Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 Day of May, 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Estate of Aolar Soloman Hart

Violar T. Johnson, Executrix

STATE OF Tennessee

County OF Davidson

I, Chukwudi Echetebu, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Violar T Johnson as Executrix of the Estate of Aolar Soloman Hart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 Day of May, 2023.

Notary Public

My Commission Expires: May 7, 2024

(SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-11-23.

Affiant Signature

5-15-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY