Karen Johnson Davidson County
Batch# 1006448 DEEDWARR
05/23/2023 12:28:30 PM 6 pgs
Fees: $33.00 Taxes: $1,387.50
20230523-0038775

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emad Yousef	New Owner	
(NAME)	(NAME)	08108010400
2028 Pulley Pl.	2028 Pulley Pl	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Nolensville TN 37135	
(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, **Sarah Lee Branch Cannon, Joan Blondale Branch, Shayla Garrison, and Lanitra Garrison**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emad Yousef,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 369 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County, Said Lot No. 369 fronts 50 feet on the easterly side of Ninth Avenue North and runs back between parallel lines 168.8 feet, more or less, to an alley.

Being the same property conveyed to Doisha A.Branch, by virtue of that certain Quit Claim Deed dated May 31, 1984, and being of record at Book 6303, Page 346 in the Register's Office of Davidson County, Tennessee. Doisha A. Branch died intestate July 8, 1988.
Affidavit(s) of Heirship as to Doisha A. Branch recorded in Instrument No. 202305230038773 and Instrument No. 202305230038772, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are Sarah Lee Branch Cannon, Joan Blondale Branch, and Frances Branch Garrison.
Frances Branch Garrison died intestate
Affidavit(s) of Heirship as to Frances Branch Garrison recorded in Instrument No. 202305230038770 and Instrument No. 202305230038771, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are Shayla Garrison and Lanitra Garrison.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1826 9th Ave N Nashville, TN 37208
(unimproved) (House Number) (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.

Witness my hand this 22 day of May, 2023.

Sarah Lee Branch Cannon by Joan Branch, Attorney-In-fact

Sarah Lee Branch Cannon by Joan Branch, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Joan Branch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sarah Lee Branch Cannon.** and who acknowledged executing the same as the free act and deed of **Sarah Lee Branch Cannon.**

WITNESS my hand and official seal at office this 22 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Joan Branch, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Sarah Lee Branch Cannon**, the principal.

Joan Branch

This 22 day of May, 2023.

WITNESS my hand and official seal at office this 22 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand this 22 day of May, 2023.

Joan Blondale Branch

Joan Blondale Branch

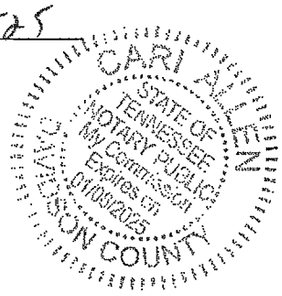
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joan Blondale Branch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25



Witness my hand this 22 day of May, 2023.

Shayla Garrison

Shayla Garrison

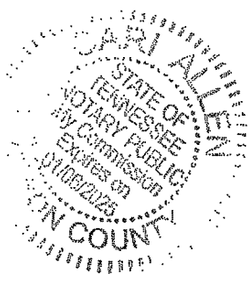
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shayla Garrison**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25



Witness my hand this 22 day of May, 2023.

Lanitra Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lanitra Garrison**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of May, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 May 22, 2023.

Affiant Signature

5-22-23
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026