Karen Johnson Davidson County
Batch# 1011275 DEEDWARR
06/05/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,805.60
20230605-0042578

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1638

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2023

Notary Public

Commission Expires: _____

LAURIE DAWE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES 03/02/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Feyseal Sultan 7336 Olmsted Drive Nashville, TN 37221	CMG 3160 Crow Canyon Rd #400 San Ramon CA 94583	155 08 0E 089.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Cindy J. Hedges, Trustee of The Rhonda E. Weitzman Revocable Trust, dated March 23, 2022.
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Feyseal Sultan, a single woman
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:

Being Lot Number 66 on the Plan of Final Plat of Resubdivision, Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed by Warranty Deed from Lawrence R. Porter and wife, Jenny L. Porter to Rhoda E. Weitzman, married, dated July 08, 2004 and recorded July 14, 2004, as Instrument No. 20040714-0083926 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Rhoda E. Weitzman and Jack J. Weitzman to Ronald H. Bice, Jr. Trustee to Jack J. Weitzman and wife, Rhoda E. Weitzman, as Tenants by the Entirety, dated October 11, 2006 and recorded October 17, 2006, as Instrument No. 20061017-0128697 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. The said Jack J. Weitzman died on or about April 17, 2010, leaving the said Rhoda E. Weitzman the surviving tenant by the entirety. The said Rhoda E. Weitzman died testate on or about November 21, 2022. Reference is made to the last will and testament of Rhoda E. Weitzman, deceased, devising subject property to the Rhoda E. Weitzman Revocable Trust, as evidenced in File No. 23P772, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7336 Olmsted Drive, Nashville, TN 37221

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 so 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.

Dated this the 25th day of May, 2023.

The Rhonda E. Weitzman Revocable Trust, dated March 23, 2022.

Cindy J. Hedges Trustee
Cindy J. Hedges, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cindy J. Hedges with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Rhonda E. Weitzman Revocable Trust, dated March 23, 2022, and that as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25th day of May, 2023.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 25, 2023.

J. Carlton Drumwright

May 25, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 25, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY