Karen Johnson Davidson County
Batch# 1012274 DEEDWARR
06/07/2023 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20230607-0043248

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of May, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ali Daher	SAME AS NEW OWNER	033-15-0-082.00
(NAME)	(NAME)	
1011 Woods Lake Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Caroline F. Martin, Joan M. Boone, Thelma Darlene Capps, Randall E. Bogle, individually and as the heirs at law of Elvis A. Bogle and Minnie L. Bogle and Joan M. Boone, Elvis Benjamin Craig and Brandi Nicole Craig, heirs at law of Billy A. Craig,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ali Daher**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 139, as shown on the map entitled Section Two, Primrose Acres, of record in Book 2900, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELVIS A. BOGLE AND WIFE, MINNIE L. BOGLE, by deed from HARRY G. HEMMERLY AND WIFE, KATHLEEN E. HEMMERLY, of record in Book 4284, page 295, dated November 4, 1968, said Register's Office.

ELVIS A. BOGLE AND WIFE, MINNIE L. BOGLE, further conveyed said property to ELVIS A. BOGLE, MINNIE L. BOGLE, CAROLINE F. OWENS, JOAN M. CRAIG, BILLY R. CRAIG, THELMA DARLENE CAPPS AND RANDALL E. BOGLE, THEIR HEIRS AND ASSIGNS, AS TENANTS IN COMMON, by Quitclaim Deed of record as Instrument No. 20050414-0041707, dated April 13, 2005, said Register's Office.

MINNIE L. BOGLE died intestate on or about April 7, 2008, leaving Elvis A. Bogle, Caroline Frances Owens, Billy R. Craig, Thelma Darlene Capps and Randall Elvis Bogle, as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202306070043244 and Instrument No. 202306070043245, said Register's Office.

BILLY R. CRAIG died intestate on or about June 27, 2015, leaving Joan Marie Boone, Elvis Benjamin Craig and Brandi Nicole Craig, as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202306070043242 and Instrument No. 202306070043243, said Register's Office.

ELVIS A. BOGLE died intestate on or about March 21, 2023, leaving Caroline Frances Owens, Joan Marie Craig, Thelma Darlene Capps and Randall Elvis Bogle, as his only Heirs-at-Law. For further reference, see

Affidavit of Heirship of record as Instrument No. 202306070043246 and Instrument No. 202306070043247 said Register's Office.

This property is __unimproved _X_improved property known as: 1011 Woods Lake Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th, 22nd and 23rd day of May, 2023.

Caroline F. Martin

Randall E. Bogle

Joan M. Boone

Elvis Benjamin Craig

Thelma Darlene Capps

Brandi Nicole Craig

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caroline F. Martin, Joan M. Boone, Thelma Darlene Capps and Randall E. Bogle, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2023.

Notary Public
My Commission Expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elvis Benjamin Craig, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2023.

Notary Public
My Commission Expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandi Nicole Craig, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2023.

Notary Public
My Commission Expires: 5-31-26



** The said Caroline F. Owens being one in the same as Caroline Frances Owens and Caroline F. Martin.
The said Joan M. Craig being one in the same as Joan M. Boone, Joan Marie Boone and Joan Marie Craig.
The said Randall E. Bogle being one in the same as Randall Elvis Bogle.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/23/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/23/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY