Karen Johnson Davidson County
Batch# 1031186 DEEDWARR
07/26/2023 02:39:05 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20230726-0057749

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745177**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2023. Notary Public My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Sakhi G. Durani and Mine Naeim 613 Bloomfield Way Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 08 0 079.00

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, **Judith Lee Gilliam, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sakhi G. Durani and wife, Mine Naeim**, ("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. 406 on the map of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 406 fronts 90 feet on the Southerly side of Blackman Drive and runs back 195.4 feet on the Westerly line and 195.1 feet on the Easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Judith Lee Gilliam, by Quitclaim Deed from Jo Ann Brassfield, of record in Instrument No. 20221222-0132082, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022, and recorded on December 22, 2022.

Being the same property conveyed to Edith L. Gilliam, by Warranty Deed from Alvin R. Maloney and wife, Mary Jo Maloney, of record in Book 2646, Page 573, in the Register's Office of Davidson County, Tennessee, dated May 14, 1957, and recorded on May 14, 1957. The said Edith L. Gilliam died on July 01, 1996, intestate, devising subject property to Jo Ann Brassfield.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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, Crieve Hall Estates, as recorded in Book 2331, Pages 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 381 Blackman Road Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 23-AR-23-381

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 24th day of July, 2023.

Judith Lee Gilliam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Lee Gilliam, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2023.

Notary Public
My Commission Expires: _____

