This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $320,000 00

Affiant

Subscribed and sworn before me this the 22nd day of June, 2023

Notary Public
My commission expires 6-23-27

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1032899 **DEEDWARR**
08/01/2023 09 58 53 AM 2 pgs
Fees $13 00 Taxes $1,184 00

20230801-0059185

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Emil Abdelmalek	← Same	148-05-0 081 00
217 Willow Lane		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL RICHARD ELAM AND CARLA ELIZABETH ELAM MAYE AND JOSEPH BRANDON KELLEY AND JUSTIN BRADLEY KELLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMIL ABDELMALEK, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 24 on the Plan of Hillbrook Section II, as of record in Book 3300, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property

Said lot fronts 95 feet on the southerly side of Willow Lane and runs back between lines 103 feet on the westerly line and 137 4 feet on the easterly line to a dead line, which is a broken line, on which it measures 93 feet

Being the same property conveyed to Carl D Elam and wife, Audrey A Elam, by deed dated 04/10/1962, from Johnnie F Mabe and wife, Helen B Mabe, of record in Book 3371, page 521, Register's Office for said County

See Affidavit of Heirship of record in Instrument No 20210429-0057118, Register's Office for said County

Audrey and Carl were divorced on November 10, 1972 under Docket No 65894 in the Circuit Court for Davidson County, Tennessee The divorce severed the tenancy by the entirety Audrey and Carl continued to own the property as tenants in common

Carl D Elam died intestate on August 29, 1985, a resident of Davidson County, Tennessee Carl was unmarried at the time of his death and left four children, Carl Dean Elam, Jr , Samuel Richard Elam, Carla Elizabeth Elam Maye, and Cynthia Nell Elam Kelley All right, title and interest of Carl D Elam to the Property passed by intestacy to Carl Dean Elam, Jr , Samuel Richard Elam, Carla Elizabeth Elam Maye, and Cynthia Nell Elam Kelley

Carl's daughter, Cynthia Nell Elam Kelley, subsequently died on March 21, 2007, a resident of Davidson County, Tennessee Cynthia Nell Elam Kelley was unmarried at the time of her death and left two children, Joseph Brandon Kelley and Justin Bradley Kelley All right, title, and interest of Cynthia Nell Elam Kelley to the Property passed by intestacy to Joseph Brandon Kelley and Justin Bradley Kelley

Carl's son, Carl Dean Elam, Jr , subsequently died on September 22, 2019, a resident of Davidson County, Tennessee Carl Dean Elam, Jr was unmarried at the time of his death and had no children All right, title, and interest of Carl Dean Elam, Jr to the Property passed by intestacy to his surviving siblings, Samuel Richard Elam and Carla Elizabeth Elam Maye, and the surviving children of his predeceased sister, Cynthia Nell Elam Kelley, being namely Joseph Brandon Kelley and Justin Bradley Kelley

Audrey A Elam died intestate on July 2, 2018, a resident of Davidson County, Tennessee Audrey was unmarried at the time of her death, and left three living children Carl Dean Elam, Jr , Samuel Richard Elam, and Carla Elizabeth Elam Maye Audrey was predeceased by her daughter, Cynthia Nell Elam Kelley All right, title, and interest of Audrey A Elam to the Property passed by intestacy to Carl Dean Elam, Jr , Samuel Richard Elam, Carla Elizabeth Elam Maye, and and the surviving children of her predeceased daughter, Cynthia Nell Elam Kelley, being namely Joseph Brandon Kelley and Justin Bradley Kelley

Audrey's son, Carl Dean Elam, Jr , subsequently died on September 22, 2019, a resident of Davidson County, Tennessee Carl Dean Elam, Jr was unmarried at the time of his death and had no children All right, title, and interest of Carl Dean Elam, Jr to the Property passed by intestacy to his surviving siblings, Samuel Richard Elam and Carla Elizabeth Elam Maye, and the surviving children of his predeceased sister, Cynthia Nell Elam Kelley, being namely Joseph Brandon Kelley and Justin Bradley Kelley

The current owners of the above-described property are Samuel Richard Elam, as to a one-third (1/3) undivided interest, Carla Elizabeth Elam Maye, as to a one-third (1/3) undivided interest, Joseph Brandon Kelley, as to a one-sixth (1/6) undivided interest, and Justin Bradley Kelley, as to a one-sixth (1/6) undivided interest

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 217 Willow Lane, Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of June, 2023

Samuel Richard Elam

Samuel Richard Elam

Carla Elizabeth Elam Maye

Carla Elizabeth Elam Maye

Joseph Brandon Kelley

Joseph Brandon Kelley

Justin Bradley Kelley

Justin Bradley Kelley

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Richard Elam, Carla Elizabeth Elam Maye, Joseph Brandon Kelley, and Justin Bradley Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22nd day of June, 2023

My commission expires 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY