Karen Johnson Davidson County
Batch# 1034586 DEEDWARR
08/04/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230804-0060384

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ABBAS AL-AKASHI	New Owner	**147-14-0-142.00**
(NAME)	(NAME)	
683 BREWER DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KELLY ANN RANSDELL, EXECUTRIX OF THE ESTATE OF DIANE D. JACKSON, AND KELLY ANN RANSDELL AND KENNETH SCOTT JACKSON, INDIVIDUALLY AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF DIANE D. JACKSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBAS AL-AKASHI, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 426, as shown on the map entitled Candlestick Farms Section Four, of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DIANE JACKSON AND DOROTHY DORRIS, by deed from JOAN C. LAWLER, MARRIED, of record in Book 9566, page 381, dated January 5, 1995, said Register's Office. DOROTHY D. DORRIS died testate on or about August 20, 2003, devising her portion of said property to DIANE D. JACKSON by will of record in Case No. 04P504 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20040331-0036509 and in Instrument No. 20130520-0050854, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20230112-0002622, said Register's Office. DIANE D. JACKSON died testate on or about March 24, 2023, devising said property to KELLY ANN RANSDELL AND KENNETH SCOTT JACKSON by will of record in Case No. 23P990 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to matters shown on the Plan of record in Book 3600, page 71, Restrictive Covenants of record in Book 3811, page 978, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as **683 BREWER DRIVE, NASHVILLE, TN 37211**
(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 our hands this 1st day of August, 2023.

Kelly Ann Ransdell Executrix of the Estate of Diane D Jackson

KELLY ANN RANSDELL, EXECUTRIX
OF THE ESTATE OF DIANE D. JACKSON

KELLY ANN RANSDELL

KENNETH SCOTT JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLY ANN RANSDELL, EXECUTRIX OF THE ESTATE OF DIANE D. JACKSON, and KELLY ANN RANSDELL and KENNETH SCOTT JACKSON, individually,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2023.

My Commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-1755-KS

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 8/1/23.

Kathy Smith
Affiant Signature

8/1/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Aug 1, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

