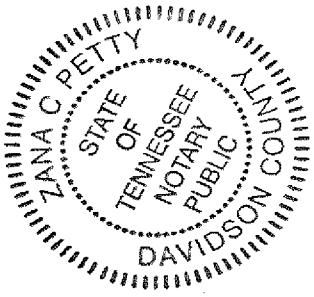
Karen Johnson Davidson County
Batch# 1046535 DEEDWARR
09/06/2023 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20230906-0069765

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.22.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nawas Salman Hussein	New Owner	Map: 14701025100
(NAME) 4701 Timberhill Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($346,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA WATSON CALDWELL AND PRISCILLA WATSON MAXWELL AND MELISSA WATSON CALDWELL AND PRISCILLA WATSON MAXWELL AS HEIRS OF THE ESTATE OF ANN HOLMAN WATSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAWAS SALMAN HUSSEIN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 173 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Holman Watson, unmarried, Melissa Watson Caldwell, married and Priscilla Watson Maxwell, married, by deed from Ann Holman Watson and Betty Holman Adair as Co-Executrix of the Estate of Fred M. Holman, and each individually, of record in Instrument No.

20010110-0003329, dated September 14, 2000, Register's Office for said County. Also see Affidavit of Heirship in Instrument No. 20010110-0003328, Estate of Fred M. Holman, Docket #96P21 and Warranty Deed in Book 4310, Page 870, Register's Office for said County. The said Ann Holman Watson died June 30, 2023, with a Will, but the Estate was not probated. The Grantors, Melissa Watson Caldwell and Priscilla Watson Maxwell, execute this instrument as the Heirs of the Estate of Ann Holman Watson. See also Affidavit of Heirship of record in Instrument No. _____202309060069763_____ and Instrument No. ___202309060069764_____, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 57-59, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 108, Book 2929, Page 117, amended in Book 2997, Page 93, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 314 Garrett Drive, Nashville, TN 37220
(House No.) (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 25th day of August, 2023.

Melissa Watson Caldwell

Priscilla Watson Maxwell

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 Melissa Watson Caldwell and Priscilla Watson Maxwell, 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, 25th day of August, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 September 5, 2023.

(AFFIANT) – Julia Wyatt

09/05/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of September, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY