**THIS INSTRUMENT PREPARED BY:**
**Tune, Entrekin & White, P.C. (TCS)**
**500 11th Ave N, Suite 600**
**Nashville, TN 37203**

Conveyance is made pursuant to an Order Authorizing Sale Of Real Property, United States Bankruptcy Court Middle District of TN,Case No 3 19-bk-06574 (Chapter 11) and is exempt from TN Recordation Tax under 11U S.C. Section 1146

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

| NAME & ADDRESS OF PROPERTY OWNER | SEND TAX BILLS TO | MAP & PARCEL NUMBERS |
|---|---|---|
| Issam Faza | SAME | |
| (NAME) | (NAME) | |
| 1310 Chickering Rd | | 144-02-0-22 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# General Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Doctor Robert Crants, Jr. and wife Shirley J. Crants, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto the hereinafter Grantee, Issam S. Faza, his heirs and represntations, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference, ( the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is subject are made subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference and any other matters set forth in Schedule B-II of any title insurance policy issued to the Grantee which insures the title to the Property (the "Permitted Encumbrances").

This is improved property located at 1310 Chickering Rd, Nashville, Tennessee.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever. The Grantors covenant with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantors do further covenant and bind themselves. their heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 hand this 27 day of September, 2023

Karen Johnson Davidson County
Batch# 1057968 DEEDWARR
10/05/2023 11 17 28 AM 4 pgs
Fees $22 00 Taxes $0 00

20231005-0078449

Doctor Robert Crants, Jr.

Shirley J. Crants

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jennifer A. Crants, a Notary Public in and for the County and State aforesaid, personally appeared Doctor Roberts Crants, Jr. and wife, Shirely J. Crants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves the within named grantors who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September, 2023.

My Commission expires:
9/2/2024

Notary Public

JENNIFER CRANTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

**Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled MacMillan Subdivision, of record in Plat Book 6200, Page 258, 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 DOCTOR ROBERT CRANTS, JR. AND WIFE, SHIRLEY J. CRANTS, by deed from RICHARD H. EVANS AND WIFE, CARLA E. EVANS, of record in Book 10873, Page 513, dated March 23, 1998, said Register's Office.**

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for to 2023, a lien which have been prorated between parties.

2. Matters shown on the Plan of record in Plat Book 6200, Page 258, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5925, Page 337, said Register's Office.