Karen Johnson Davidson County
Batch# 1060038 DEEDWARR
10/12/2023 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20231012-0080058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of October, 2023.

(Affix Seal) Notary Public

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2023-09-1192

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maher Yahya and Berivan Khalid 1280 Bending Creek Drive Nashville, TN 37013	OWNER	Map/Parcel 173-15-0A-115.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine T. Cox, formerly Katherine C. Tierney, and Seth B. Cox, wife and husband**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Maher Yahya and Berivan Khalid, husband and wife**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that 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. 115 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development) as shown on plat of record in Instrument No. 20011009-0109754 and amended in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine C. Tierney, unmarried, and Seth B. Cox, unmarried, as tenants in common with right of survivorship, by Warranty deed from Rebecca Jean Reed, unmarried of record in Instrument No. 20151109-0113729 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 09, 2015.

This conveyance is subject to the following: Davidson County property taxes for 2023 are now due and payable, said taxes have been prorated between the parties and paid by Grantors, Davidson County property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1280 Bending Creek Drive, Nashville, TN 37013 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs

and assigns, 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.

Effective this 10 day of October, 2023:

Katherine T. Cox, formerly Katherine C. Tierney

Seth B. Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of October, 2023, before me personally appeared Katherine T. Coxk formerly Katherine C. Tierney and Seth B. Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Holly A Mason, 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 10/10/23.

Affiant Signature

10/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25