Karen Johnson Davidson County
Batch# 1060836 DEEDWARR
10/16/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20231016-0080898

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 281,000.00.

Affiant

Subscribed and Sworn before me this 6th day of October, 2023.

Notary Public
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mustafa Al Attraqchi **525 Bluewater Drive,** **Nashville, TN 37217**	New Owner **SAME**	136-14-0-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lorie Ann Hoyle and Barbara T. Hunter, Co-Successor Trustees of Donald Lewis Tate Revocable Living Trust dated November 13, 2008**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mustafa Al Attraqchi, a married man,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Revised Plan of Castlegate Section 2-A as of record in Book 5200, Page 10, Register's Office for Davison County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald Lewis Tate and wife, Jo Ann Tate, by Warranty Deed from Michael D. Parker and wife, Betty K. Parker, of record in Book 6880, Page 241, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to the Donald Lewis Tate Revocable Living Trust by Quitclaim Deed from Donald Lewis Tate and wife, Jo Ann Tate dated November 19, 2008 and recorded November 26, 2008 in Instrument No. 20081126-0115698 Register's Office for Davidson County, Tennessee.
The said Donald Lewis Tate, trustee of the Donald Lewis Tate Revocable Living Trust, passed away August 9, 2023, leaving Lorie Ann Hoyle and Barbara Ann Tate as Co-Successor Trustees pursuant to the Declaration of Trust dated November 13, 2008.

This is [X] improved [ ] unimproved property known as 525 Bluewater Drive, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 16 day of October, 2023.

Donald Lewis Tate Revocable Living Trust dated November 13, 2008

By: Lorie Ann Hoyle Co-Successor Trustee
Lorie Ann Hoyle, Co-Successor Trustee

By: Barbara T. Hunter Co Successor Trustee
Barbara T. Hunter, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 16 day of October, 2023, before me personally appeared Lorie Ann Hoyle and Barbara T. Hunter, Co-Successor Trustees of Donald Lewis Tate Revocable Living Trust dated November 13, 2008, 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 16 day of October, 2023.

Notary Signature
My commission expires: 5/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 6, 2023.

J. Carlton Drumwright

October 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 6, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY