Karen Johnson Davidson County
Batch# 1064008 DEEDWARR
10/23/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20231023-0082917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/4/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06717

Address of New Owner:	Send Tax Bills to:	Tax Information:
Diyar A. Abduklader 501 Elaine Drive Nashville, TN 37211	Diyar A. Abduklader 501 Elaine Drive Nashville, TN 37211	147 02 0 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Victor Hafley, Trustee u/a William Madison Hafley Revocable Trust dated January 19, 2023**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Diyar A. Abduklader, a single woman**, hereinafter called the Grantees, their successors and 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. 77 on the Plan of Abbay Hall, Section I, as of record in Plat Book 2331, Page 18, in the Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to William Madison Hafley and James Victor Hafley, Co-Trustees u/a William Madison Hafley Revocable Trust dated January 19, 2023, by Quit Claim Deed from William M. Hafley, of record in Instrument No. 20230119-0004503, in the Register's Office of Davidson County, Tennessee, dated January 19, 2023, and recorded on January 19, 2023.

Being the same property conveyed to William M. Hafley, unmarried, by Warranty Deed from Sylvia Roberson Parham Simmons, married, of record in Book 8657, Page 922, in the Register's Office of Davidson County, Tennessee, dated June 19, 1992, and recorded on June 23, 1992.

William Madison Hafley having since died on May 1, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 501 Elaine Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 17th day of October, 2023

James Victor Hafley, Trustee u/a William Madison Hafley Revocable Trust dated January 19, 2023

BY: James Victor Hafley Trustee
James Victor Hafley, Trustee

STATE OF TENNESSEE MK
COUNTY OF ~~WILLIAMSON~~ Hamilton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Victor Hafley, Trustee u/a William Madison Hafley Revocable Trust dated January 19, 2023 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at ~~Brentwood~~ Hixson MK, Tennessee, this 17th day of October, 2023.

Michelle Little
Notary Public

My Commission Expires: 12/22/2025

MICHELLE LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fradel, 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, 17th, 2023.

Custodian's Signature

10.23.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON