#17027

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21781-RR

Karen Johnson Davidson County
Batch# 1074427 DEEDWARR
11/22/2023 09:28:06 AM 2 pgs
Fees: $13.00 Taxes: $958.08

20231122-0090865

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $258,940.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2023.

Notary Public
My Commission Expires: _____

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Immad Abdullah ~~93 McCall St.~~ ~~Nashville, TN 37211~~ 1129 Poplar Hollow Rd Loudon TN 37774	SWBC Mortgage 9311 San Pedro #100 San Antonio TX 78216	133 04 0 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James R. Ferguson, a married man, and Brandon Ferguson as heir at law of Scott V. Ferguson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Immad Abdullah**, hereinafter called the Grantee(s), his/her/their heirs 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. 135 on the Plan of Glencoe Acres, Section I, as of record in Plat Book 1835, Pages 136, 137 and 138, Register's Office for said County, described as follows:

Said Lot No. 135 fronts 129.0 feet on the Southerly side of Antioch Pike and runs back between parallel lines measuring 138.0 feet on the Westerly side and 142.3 feet on the Easterly side to a dead line in the rear on which it measures 122.6 feet.

Being the same property conveyed to James R. Ferguson and Scott V. Ferguson, by Quit Claim Deed from Janet Ferguson, of record in Instrument No. 20040420-0044530, in the Register's Office of Davidson County, Tennessee, dated April 14, 2004 and recorded on April 20, 2004. The said Scott V. Ferguson died, intestate, on December 22, 2022 leaving Brandon Feguson as his heir at law as evidienced by Affidavit of Heirship of record in Instrument No. 20231122-0090863 and Instrument No. 20231122-0090864, Reigtser's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **93 McCall Street, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2023.

GRANTOR:

James R. Ferguson

Brandon Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James R. Ferguson and Brandon Ferguson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-16-2024