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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046142

Karen Johnson Davidson County
Batch# 1075065 DEEDWARR
11/27/2023 09:44:15 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20231127-0091336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2023.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 08, 2025 SEZEN YILMAZ MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Khalid Yassein and Leanne Yassein 210 Graycroft Avenue South Madison TN 37115	New Owner	Tax Parcel ID No. 051-02-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela F. Lovell, Executrix of the Estate of Linda L.F Qualls** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Khalid Yassein, a single person and Leanne Yassein, a married person as tenants in common with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots 1 and 2 on the unrecorded subdivision of a lot known as the Dower Tract as shown on the plan of the Phillip Walkers Lands, of record n Will Book 10, page 111, County Court Clerk's Office for said County. Being part of Lots 1 and 2 on the Map of the Subdivision of the Slate Farm, not of record in the 11th Civil District of said County and described according to a survey made by Harvey Gee, Surveyor, dated July 2, 1958, as follows: Beginning on the westerly margin of Graycroft Road at a point 470 feet north of the northerly margin of Chadwell Drive, thence North 86 degrees West, 372.4 feet; thence North 2 degrees 37' East 120 feet to a point 130 feet south of the property conveyed to Harry S. Purvis et ux, by deed from John A. Mefford, Truste, of record in Book 2743, page 135 and corrected in Book 2748, page 287, said Register's Office; thence South 86 degrees East 371.9 feet to the westerly margin of Graycroft Road; thence with said road, South 2 degrees 23' West, 120 feet to the beginning.

Being the same property conveyed to ROBERT E. QUALLS and wife, LINDA L. F. QUALLS, by deed from AUBRA A. MCDUFFEE and wife, ANN MCDUFFEE, of record in Book 7103, page 738 , dated January 8, 1987 , said Register's Office.

ROBERT E. QUALLS died on or about May 28, 2017, leaving LINDA L.F. QUALLS as the surviving tenant by the entirety.

LINDA L.F. QUALLS died testate, on or about April 30, 2023. Her Last Will and Testament, being filed in the Circuit (Probate) Court for Davidson County, Tennessee, at Nashville, under Case No. 23P1059, directs the subject property to be administered as part of the Estate under the control of the Executrix, PAMELA F. LOVELL.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 051-02-0-016.00.

Restrictive Covenants contained in instrument of record in Instrument No. 20050914-0110552, said Register's Office.

This is improved property located at 210 Graycroft Avenue South Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of November, 2023.

The Estate of Linda L.F Qualls

By: Pamela F. Lovell, Executrix executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela F. Lovell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of The Estate of Linda L.F Qualls, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____