WARRANTY DEED

Karen Johnson Davidson County
Batch# 1085081 DEEDWARR
12/22/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231222-0098804

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE TARWATER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/10/25

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emad Zaki Al Baghdady	Equity Prime Mtg	096-11-0-041.00
(NAME)	(NAME)	
604 Gailwood Lane	5 Concourse Pkwy Queens Bldg, #2250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert W. Smith, Jr., Administrator of The Estate of Evelyn E. Smith,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emad Al Baghdady, a married man,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 585 and the Southerly 50 feet of Lot No. 586 as shown on the Final Plat of Cloverhill, Section 8 as of record in Plat Book 2331, Page 10 & 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Smith and wife, Evelyn H. Smith by Installment Deed from Wedgewood Builders, Inc., a corporation, organized and existing under the laws of the State of Tennessee, dated 08/29/1957, of record in Book 2695, Page 377, Register's Office for Davidson County, Tennessee.

The said Robert Smith died on 04/28/2007, leaving the said Evelyn H. Smith the sole surviving tenant by the entirety.

Being part of the same property conveyed to James B. Hall by Warranty Deed from James W. Shumate, surviving spouse of Betty W. Hall Shumate, dated 03/12/1989, of record in Book 7791, Page 742, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Evelyn H. Smith, a widow by Warranty Deed from James B. Hall, dated 03/07/2022, of record in Instrument No. 20230228-0013966, Register's Office for Davidson County, Tennessee.

The said Evelyn H. Smith died intestate on 10/24/2022, leaving the said Robert W. Smith, Jr Administrator of The Estate of Evelyn H. Smith as evidenced in Docket No. I 22P2120 , Probate Division for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 604 Gailwood Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 the 20th day of December, 2023.

THE ESTATE OF EVELYN E. SMITH

Robert W. Smith, Jr., Administrator

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Robert W. Smith, Jr., Administrator of The Estate of Evelyn E. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Administrator of The Estate of Evelyn E. Smith**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of December, 2023.

Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 December 20, 2023.

J. Carlton Drumwright

December 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY