Karen Johnson Davidson County
Batch# 1087133 DEEDWARR
12/29/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20231229-0100236

Name and Address of New Owner:
Emad Yoursif and Marmar Bastory
1323 Craigleigh Drive
Nolensville, TN 37135

Send Tax Bills To:
Cross Country Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173-04-0A-049-00 CO

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, **Amy Leigh Nowlin Gilley Devisee under the Will of Karen H. Nowlin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marmar Bastory and Emad Yousif, Husband and Wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 49 on the Plan of Subdivision for Phase 1 of Oak Highlands as shown on plat of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen H. Nowlin and husband, David L. Nowlin, by Warranty Deed dated June19, 2006 from Pamela S. Hammond, unmarried, recorded June 23, 2006 in Instrument No. 2006023-0075440 in the Register's Office.

The said David L. Nowlin died June 30, 2022 and title vested in Karen H. Nowlin, as surviving tenant by the entirety. The said Karen H. Nowlin died testate on May 16, 2023 and the Will was admitted to Probate as Probate No. 23P-1075 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Karen H. Nowlin.

Amy Gilley and Amy Leigh Nowlin Gilley are one and the same person.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 28th day of December, 2023.

_____(SEAL)
Amy Gilley

_____(SEAL)
~~Amy Gilley, Executrix of the Estate of Karen Hansen Nowlin~~

STATE OF MICHIGAN
COUNTY OF Washtenaw

On this 28th day of December, 2023, before me personally appeared Amy Gilley AKA Amy Leigh Nowlin Gilley, 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 28th day of December, 2023.

_____
Notary Signature, Linda Gmeiner
My commission expires: 10-15-2028

LINDA GMEINER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 10/15/2028
Acting in the County of Washtenaw

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $323,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of December, 2023.

_____
Notary Public
My commission expires: 3/6/24
File No. 2023-6566-RS

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 28, 2023.

(AFFIANT) – Laura Hamann

12/28/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of December, 2023.

My commission expires: 3/6/24

Notary Public

