Karen Johnson Davidson County
Batch# 1089326 DEEDWARR
01/08/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240108-0001503

Prepared by:

Stelterneier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2024.

Notary Public

My Commission Expires:_____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

23-0145

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yahia Al-Shara	New owner	
2734 McCampbell Ave		096-06-062.00
Nash., TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Joy B. Davis, a widow

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Yahia Al-Shara, a married man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land in the City of Nashville, State of Tennessee, further described as follows, to-wit:

Lot 75 on the unrecorded plan of a resubdivision of part of a strip marked "Reserved" on the Plan of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southeasterly margin of McCampbell Avenue at the corner of Lots 75 and 76; thence with the line between said lots, southeasterly 160.2 feet to a corner of Lot 74 as shown on said Donelson Heights Plan; thence with the line between Lots 74 and 75, northeasterly 144.29 feet to a point on the southwesterly margin of Survey Road; thence with the margin of said road, northwesterly 18.4 feet and continuing with the margin of the same, northwesterly 166.86 feet to the beginning of a curve; thence with the said curve, westerly 39.27 feet to the southeasterly margin of McCampbell Avenue; thence with the margin of the same, southwesterly 119.9 feet to the beginning.

Being the same property conveyed to Paul R. Davis and wife, Joy B. Davis by Warranty Deed dated May 27, 1975 from Charles William Felts and wife, Linda B. Felts, recorded May 27, 1975 in Book 4915, Page 759, in the Register's Office for Davidson County, Tennessee. The said Paul R. Davis having since died on or about December 27, 2022, leaving Joy B. Davis as the surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2734 McCampbell Avenue, Nashville, TN 37214.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 4th day of January, 2024.

Joy B. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joy B. Davis, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 2024.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 January 4, 2024.

J. Carlton Drumwright

January 4, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 4, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY