Name and Address of New Owner:
Redir Salman
504 Glengarry Drive
Nashville, TN 37217

Send Tax Bills To:
Redir Salman
504 Glengarry Dr
Nashville, TN 37217
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 120-05-0-134

Karen Johnson Davidson County
Batch# 1094689 DEEDWARR
01/26/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20240126-0005407

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, **Serbest Salman, and Haliz Salman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Redir Salman, an unmarried man,** "the Grantee," 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, TO-WIT:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Glengarry Park, Section One, of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 141 fronts 97.0 feet on the southeasterly side of Glengarry Drive and runs back between lines 210.0 feet on the southwesterly side and 219.9 feet on the northeasterly side, which is a broken line, to a dead line in the rear measuring 51.0 feet thereon.

PARCEL TWO:

Land in Davidson County, Tennessee, being southwesterly part of Lot No. 438 on the Plan of Glengarry Park, Section Four, as of record in Book 2900, Page 72, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated Oct. 5, 1963, as follows:

Beginning at a monument in the most westerly corner of Lot No. 438 on said plan, being the common corner lot No 438 on the Plan of Glengarry Park, Section IV, and Lot No. 140 and 141 on the Plan of Glengarry Park, Section I which plan is of record in Book 2663, Page 72; thence with the line between Lots 438 and Lot 141, South 10 degrees 38' East 86.7 feet to an iron pin at the common corner of Lots 438 and 439 on the Plan of Section IV, above referred to; thence with the line between said Lots 438 and 439, northeasterly 44.7 feet to an iron pin; thence leaving said dividing line, northwesterly 74.1 feet to the point of beginning.

Being the same property conveyed to Serbest Salman and Haliz Salman, husband and wife, by Warranty Deed dated April 18, 2019 from Doris G. Carter, Trustee of the Jimmie and Doris Carter Living Trust, dated 10/25/00, recorded April 22, 2019 in Instrument No. 20190422-0036817 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 25th day of January, 2024.

_____(SEAL)
Serbest Salman

_____(SEAL)
Haliz Salman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2024, before me personally appeared Serbest Salman and Haliz Salman, 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 25th day of January, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $414,000.00, 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 25th day of January, 2024.

_____
Notary Public
My commission expires:_____
File No. 2023-6558-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1.25.24 (date of document).

Regina Sullo
Affiant Signature

January 26, 2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

