THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1102136 DEEDWARR
02/16/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20240216-0011005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$459,900.00**

Subscribed and sworn to before me this 16th day of February, 2024.

Notary Public **Affiant**
My Commission Expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Anas Hamdulla **206 Perlen Drive** **Nashville, TN 37206**	~~Same as~~ New Owner 112 Gingham pr. LaVergne, TN 37086	**083-15-0-007.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Donna Renee Goins**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Anas Malik Hamdulla, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Section Three, Fortland Park, of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 70 feet on the westerly side of Perlen Drive and runs back between lines 171.1 feet on the southerly side and 189.5 feet on the northerly side to a dead line in the rear on which it measures 107.6 feet.

Being the same property conveyed to ROY E. MASSEY, UNMARRIED, by deed from WALTER SULLINS AND WIFE, RUTH L. SULLINS, of record in Book 5096, page 73, dated December 10, 1976, said Register's Office.

ROY E. MASSEY, also known as ROY EDWARD MASSEY, died testate on or about February 22, 2022, devising said property to MARSHA LYNN O'NEAL, A LIFE ESTATE, WITH THE REMAINDER IN FEE TO DONNA RENEE GOINS, by will of record in Docket No. 2022P-708, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference see Executor's Deed of record as Instrument No. 20230125-0005645, said Register's Office. The said Marsha Lynn O'Neal died July 7, 2023 terminating her life estate with the remainder interest vesting to Donna Renee Goins as the fee simple owner.

This is improved property known as: 206 Perlen Drive, Nashville, TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th of February, 2024.

xDonna Renee Goins

Donna Renee Goins

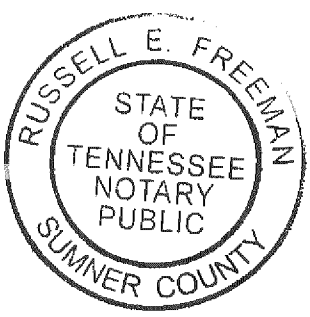
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell Freeman,** a Notary Public in and for said County and State, **Donna Renee Goins and ,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 16th day of February, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC



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 2/16/24 (date of document).

Regina Sullo
Affiant Signature

February 16, 2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of February 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

