FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **310,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **02/29/2024**. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1107514 DEEDWARR
03/05/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240305-0015276

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

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4803

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yahia Al-Shara	Yahia Al- Shara	**065 09 0 081.00**
4880 Whittier Drive **Old Hickory, TN 37138**	1157 Cleveland Hall Blvd Old Hickory TN 37138	

FOR AND 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, WE, **Nancy Tidwell, Executrix of The Estate of Carolyn Ash Lanham,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yahia Al-Shara, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 115, on the Plan of Sherwood Forest, Section III, as of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 115 fronts 80 feet on the northwesterly margin of Whittier Drive and runs back 198.57 feet on the southwesterly sideline, and 194.29 feet on the northeasterly sideline to a deed line in the rear which measures 80.12 feet.

Being the same property conveyed to Carolyn Ash Lanham by Deed dated February 10, 2016, from Nancy Tidwell, Executor of the Estate of James Marion Lanham, also known as Jimmy M. Lanham, deceased, recorded February 10, 2016, in Instrument Number 20160210-0012787, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4880 Whittier Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **February, 2024**.

The Estate of Carolyn Ash Lanham

Nancy Tidwell, Executrix

Nancy Tidwell, Executrix

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Nancy Tidwell, whom I am personally acquainted and who upon her oath acknowledged herself to be the Administrator and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Carolyn Ash Lanham.

Witness my hand and official seal on this the **29th** day of **February, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 February 29, 2024.

J. Carlton Drumwright

February 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY