WARRANTY DEED

Karen Johnson Davidson County
Batch# 1113035 DEEDWARR
03/20/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240320-0019263

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Jennifer Russell
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public

My commission expires: 6/23/25
(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Biner Tahir **Heaja Tahir**	New Owner	**Map 161-07-0 Parcel 049.00**
5121 Leath Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack Lee Powell, Jr., Personal Representative of the Estate of Elizabeth Ann Long

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Biner Tahir, an unmarried man, and Heaja Tahir, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of McMurray Woods, Section One, of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 13 fronts 166.03 feet on the southwesterly side of Leath Drive and extends back between lines, 286.5 feet on the northwesterly line and 205.6 feet on the southeasterly line, to a dead line, which is a broken line, in the rear, measuring 210.5 feet thereon.

Being the same property conveyed to by William B. Long and wife, Elizabeth B. Long by Warranty Deed dated July 18, 1961, from McDowell Real Estate corp., of record in Book 3252, Page 611, Register's Office for Davidson County, Tennessee.

The said William B. Long having since died on August 17, 2013, leaving Elizabeth B. Long as his surviving tenant by the entirety.

The said Elizabeth Ann Long (aka Elizabeth B. Long) having since died testate on October 26, 2023. Pursuant to the Last Will and Testament of Elizabeth Ann Long of record in Case No. 23P2286, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville, Tennessee, Jack Lee Powell, Jr., was appointed as Personal Representative of the Estate of Elizabeth Ann Long, with power to sell said property without the joinder of any beneficiary or the approval of any court.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 2900, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5121 Leath Dr., Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this **15th** day of **March, 2024.**

Jack Lee Powell, JR PER REP

Jack Lee Powell, Jr. Personal Representative of the Estate of Elizabeth Ann Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jack Lee Powell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Personal Representative of The Estate of Elizabeth Ann Long and that they are authorized by the Estate of Elizabeth Ann Long to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

Certificate of Authenticity

I, Danielle Watson, 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 3/15/24.
Date

Danielle Watson
Affiant Signature

3/15/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 15th day of March, 2024

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY