Karen Johnson Davidson County
Batch# 1116876 DEEDWARR
04/01/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20240401-0022272

WARRANTY DEED

HUNTER D. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zerwa Farooq and Muhammad Fahd Razaq Malik	Same As Owner	
(NAME)	(NAME)	102-08-0-093.00
814 Russleo Drive	632 Massachusetts Ave Apt 608	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cambridge, MA 02139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARRY EDWIN SIMMONS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZERWA FAROOQ AND MUHAMMAD FAHD RAZAQ MALIK, WIFE AND HUSBAND**, 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:

The following described real estate:

Being Lot No. 23 on the Plan of Horton Height's, Section IV, as of record in Book 1835, page 129, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Russleo Drive; thence Northwesterly, along the margin of Russleo Drive, 210.9 feet to a point; thence continuing along the Northwesterly margin of said drive, 30 feet to the beginning of a curve; thence in a Northerly direction around said curve, 39.3 feet to a point in the easterly margin of Fleetwood Drive, 190 feet to a point; thence South 49 degrees 47 minutes East 153 feet to a point; thence South 7 degrees 33 minutes West 185.9 feet to the point of beginning.

Being the same property Billy Brown Howell and wife, Mildred Joe Howell by deed of record in Book 2538, page 141, Register's Office of Davidson County, Tennessee. Mildred Joe Howell predeceased her husband on August 27, 1988. Billy Brown Howell died testate on July 08, 2005. His Last Will and Testament is of record in Probate Case No. 05P1230. In said will he devised his property to his two daughters, Cherry Howell White and Suzanne Howell Hackney.

Being the same property conveyed to Suzanne Howell Hackney Simmons by Quitclaim Deed from Cherry Howell White of record in Instrument No. 20060724-0088741 Register's Office for Davidson County, Tennessee, dated June 21, 2006 and recorded on July 24, 2006.

Being the same property conveyed to Suzanne Howell Hackney Simmons and Harry Edwin Simmons, as tenants by the entirety by Warranty Deed from Suzanne Howell Hackney and Harry Edwin Simmons of record in Instrument No. 20161018-0109761, Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 18, 2016. Said Suzanne Hackney Simmons died on May 10, 2022, vesting Harry Edwin Simmons as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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unimproved _
This is improved x property, known as 814 Russleo Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 29th day of March, 2024

HARRY EDWIN SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Edwin Simmons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2024.

Commission expires:

Notary Public

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TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 March 29, 2024.

Signature
Date: March 29, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of March, 2024 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025