Name and Address of New Owner:
Khalim Georges
3100 Casa Court
Nashville, TN 37214

Send Tax Bills To:
United Wholesale Mortgage LLC
585 South Boulevard E
Pontiac, MI 48341

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-03-0-078

Karen Johnson
Batch # 1121675
04/11/2024 10:49:11 AM
Fees: $13.00 Taxes: $942.21
Davidson County
DEEDWARR
2 pgs
20240411-0025780

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, **Cornelia M. Garvin, Trustee of Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Khalim Georges,** "the Grantee," the following described real estate in Davidson County, Tennessee: unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 60-A of the Zone Lot Division, Lots 60, 61, 68& 69, Section Five, Patio Villa of record in Plat Book 6250, Page 491, amending Plat Book 6050, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cornelia M. Garvin, Trustee, Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, by Quitclaim Deed dated October 6, 2015 from Connie Garvin, recorded January 29, 2016 in Instrument No. 20160129-0008906 in the Register's Office.

Being the same property conveyed to Connie Garvin by Warranty Deed dated February 24, 2005 from Sonya Melber, formerly known as Sonya Bishop, recorded March 10, 2006 in Instrument No. 20050310-0026589 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SURE-243100

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2024.

Cornelia M. Garvin Revocable Living Trust
Agreement dated October 6, 2015

By: Cornelia M Garvin (SEAL)
Cornelia M. Garvin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cornelia M. Garvin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, by herself as Trustee.

Witness my hand, at office, this 4th day of April, 2024.

DELLAMA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

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 ~~$255,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. # $254,650.00

(Affiant)

Sworn to and subscribed before me this 4th day of April, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My commission expires:
File No. 2024-6723-RS