WARRANTY DEED

Karen Johnson
Batch # 1141688
06/03/2024 02:40:40 PM
Fees: $18.00 Taxes: $765.90

Davidson County
DEEDWARR
3 pgs

20240603-0041277

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sammy Said and Marian Fangary	Same as new owner	081 15 0 069.00
(NAME)	(NAME)	
7060 Red Apple Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joanna Thornton Roland and William Thornton and Linda Thornton and Rashad Thornton and Tristina Thornton and Theresa Thornton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sammy Said and Marian Fangary, husband and wife**, 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 71 on the plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in book 161, page 132, Register's Office for said County.

Said lot No. 71 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines, 15.7 feet to an alley.

Being the same property conveyed to H. V. Thornton and wife, Frances Thornton by Installment Deed from Richard Otey, unmarried of record in Book 1584, page 212, Register's Office for Davidson County, Tennessee, dated May 12, 1948 and recorded on May 13, 1948.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AR-AR24-1516

The said H. V. Thornton having died on or about June 27, 1967, vesting Frances Thornton as surviving tenant. An Affidavit of Heirship was filed in Instrument No. 20240403-0023517, in the Register's Office for Davidson County.

The said Frances Thornton having died intestate on April 20, 1989. Her interest in the subject property vested at death in Joanna Thornton Roland, Howard Stanton Thornton, William Stanley Thornton, and Ronald Lee Thornton, her heirs at law, as evidenced by Affidavit of Heirship of record in Instrument Number 20240603-0041269 in the Register's Office for Davidson County, Tennessee.

The said Howard Stanton Thornton having since died intestate on 8/21/2015. His interest in the subject property vested at death in Teresa Thornton and Tristina Thornton, his surviving heirs at law, as evidenced by Affidavit of Heirship of record in 20240603-0041271 in the Register's Office for Davidson County, Tennessee.

The said Ronald Lee Thornton having since died intestate on 04/12/2023. His interest in the subject property vested at death in Linda Thornton and Rashad Thornton, his surviving heirs at law, as evidenced by Affidavit of Heirship of record in 20240603-0041270 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1516 22nd Ave. N, Nashville, TN 37208

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 our hands this 31st day of May, 2024.

JoAnna Roland

Joanna Roland

William Thornton by JoAnna Thornton Roland AIF

William Thornton by Joanna Thornton Roland Attorney In Fact

Linda Thornton by JoAnna Thornton Roland AIF

Linda Thornton by Joanna Thornton Roland Attorney In Fact

Rashad Thornton by JoAnna Thornton Roland AIF

Rashad Thornton by Joanna Thornton Roland Attorney In Fact

Tristina Thornton by JoAnna Thornton Roland AIF

Trintina Thornton by Joanna Thornton Roland Attorney In Fact

Theresa Thornton by JoAnna Thornton Roland AIF

Theresa Thornton by Joanna Thornton Roland Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joanna Thornton Roland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2024.

Laura Elizabeth Mathis

Notary Public

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 3-28-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joanna Thornton Roland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Thornton, Linda Thornton, Rashad Thornton, Tristina Thornton and Theresa Thornton, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of William Thornton, Linda Thornton, Rashad Thornton, Tristina Thornton and Theresa Thornton, for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2024.

Laura Elizabeth Mathis

Notary Public

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 3-28-26