Karen Johnson
Batch # 1145018
06/10/2024 09:36:25 AM
Fees: $13.00 Taxes: $573.50
Davidson County
DEEDWARR
2 pgs
20240610-0043103

Name and Address of New Owner:
Girgis Saber
1925 Dabbs Avenue
Nashville, TN 37217

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 069-04-0-069.00

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, **James Redus, Jr., Independent Administrator of the Estate of Gwendolyn Davis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Girgis Saber, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "AA" on the Plan of Revised Map of Fairview Subdivision as of record in Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75 feet on the easterly margin of Meadow Road and extends back between parallel lines 175 feet to a dead line in the rear

Being the same property conveyed to Gwendolyn Davis, single, by Warranty Deed from Trustees, Fairview Baptist Church of record in Book 4242, Page 88, Register's Office for Davidson County, Tennessee, dated June 07, 1968 and recorded on June 11, 1968.

Gwendolyn Davis having died on or about November 14, 2023.

This is improved property located at 3912 Meadow Rd., Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~29~~ 24th day of May, 2024.

the Estate of Gwendolyn Davis

By: _____
James Redus, Jr., Independent Administrator

State of ~~Tennessee~~ Louisiana
County of ~~Davidson~~ Orleans

Before me, Renee Beech Smith, Notary of the state and county mentioned, personally appeared James Redus, Jr., Independent Administrator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Independent Administrator of the Estate of Gwendolyn Davis, the within named bargainor, a Estate, and that as such Independent Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Independent Administrator.

Witness my hand, at office, this ~~29~~ 24th day of May, 2024.

_____
Notary's Signature Renee Beech Smith 128959
My commission expires: at death

RENEÉ BEECH SMITH
NOTARY PUBLIC
ID NO. 128959
STATE OF LOUISIANA

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 $~~185,000.00~~ $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

RENEÉ BEECH SMITH
NOTARY PUBLIC
ID NO. 128959
STATE OF LOUISIANA

Sworn to and subscribed before me this
~~29~~ 24th day of May, 2024.

_____
Notary Public Renee Beech Smith 128959
My commission expires: at death
File No. GNT-24-3368