WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2024.

Notary Public
COMMISSION EXPIRES: 12-5-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1158256 DEEDWARR
07/15/2024 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20240715-0053025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad Anwar Living Trust dated February 21, 2024	SAME	109-01-0A-004-00
(NAME)	(NAME)	
1505 Pointer Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Cathryn Armistead, Administrator of the Estate of Marilyn Robinson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohammad Anwar, Trustee of Mohammad Anwar Living Trust dated February 21, 2024, and any amendments thereto,** HEREINAFTER CALLED THE GRANTEE, AND HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 4, on the plan of Phase One, Lakeridge, of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property vested in Marilyn Robinson, unmarried, by Warranty Deed from Frank E. Hildreth and wife, Ruth W. Hildreth of record in Book 10706, Page 158 dated November 26, 1997, recorded December 03, 1997, Register's Office Davidson County Tennessee. Further being the same property vested in the heirs at law of Marilyn Robinson, pursuant to Tenn. Code Ann. § 31-2-103, by Agreed Order to set aside Deeds entered in Docket No. 23-0508-I in the Chancery Court for Davidson County, Tennessee, being Estate of Marilyn Robinson, Plaintiff, v. Sheila Robinson-Beasley and Barbara Robinson, Defendants, and of record in Instrument No. 20240404-0023743 dated March 22, 2024, recorded April 4, 2024, Register's Office Davidson County, Tennessee. The foregoing described Agreed Order decreed as void certain deeds as described therein subsequent to the above-referenced deed to Marilyn Robinson, effectively quieting title to the property in Marilyn Robinson or her heirs, successors and assigns pursuant to the above-referenced Warranty Deed. Marilyn Robinson had died on February 25, 2022, as a result of which Cathryn Armistead was appointed as Administrator of her intestate estate in Docket No. 22P-1016 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee (the "Probate Case"). Subsequent to entry and recording of the above-referenced Agreed Order, there was entered in the Probate Case an Amended Order Confirming Real Property as an Estate Asset dated May 16, 2024 that was applicable to this property, and thereafter was entered in the Probate Case an Order Approving Sale of Real Property applicable to this property, dated June 14, 2024, which approves and authorizes this sale and conveyance of the property by the Administrator as set forth herein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 501 South Lakeridge Place, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and his successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE and his successors 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 12 day of July, 2024.

Estate of Marilyn Robinson, Deceased

By: _____ Administrator
Cathryn Armistead, Administrator

State of Tennessee)

County of Wilson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Administrator of the Estate of Marilyn Robinson, the within named bargainor, and executed the within instrument in my presence by signing the name of said bargainor by herself as its Administrator, and further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 12 day of July, 2024.

Commission Expires: 01/26/2025

_____
Notary Public

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 12th day of July, 2024.

_____ 07/12/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of July, 2024.

_____
Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027