When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-22768-RR

NEW OWNER:
Majid Kamber
64 Benzing Road
Nashville, TN 37013

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-206

MAP & PARCEL
162-08-0-035

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1158535 DEEDWARR
07/16/2024 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,156.99
20240716-0053411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWELVE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($312,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Daryle W. Jones, Administrator, and Bill Shoemake, Jr., Heir-at-Law, and Kristy Jones, Heir-at-Law of Estate of Emily Jean Shoemake** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Majid Kamber** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Antioch Park, Section I, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 66 fronts 75.0 feet on the northwesterly side of Benzing Road and extends back 200.0 feet on the northeasterly line and 196.8 feet on the Southwesterly line, to a line in the rear on which it measures 75.07 feet.

Being the same property conveyed to Billy R. Shoemake and wife, Emily T. Shoemake by Warranty Deed from James M. Hammett and wife, Ann R. Hammett of record as Book 4229 Page 744 in the Register's Office for Davidson County, Tennessee, dated April 19, 1968 and recorded on April 24, 1968.

Emily Jean Shoemake subsequently died intestate on November 16, 2023 having been predeceased by her husband, Billy R. Shoemake a/k/a Billy Ray Shoemake Sr. Probate was filed in the Circuit Court of Davidson County, Tennessee (Probate Division) as Docket No. 24P260, on behalf of the Estate of Emily T. Shoemake. Letters of Administration having been granted to Daryle W. Jones as of February 26, 2024.

Being also known as 64 Benzing Road, Antioch, TN 37013

married

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 15th day of July, 2024.

ESTATE OF EMILY JEAN SHOEMAKE

By: Daryle W. Jones
Daryle W. Jones, Administrator

By: B. Shoemake
Bill Shoemake, Jr., Heir-at-Law

By: Kristy Jones
Kristy Jones, Heir-at-Law

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Emily Jean Shoemake**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Daryle W. Jones, Administrator** of the **Estate of Emily Jean Shoemake** , the within-named bargainor, and as such Personal Representative, being given the authority to so do, executed the within instrument on behalf of the Estate by signing his/her name as such Personal Representative.

WITNESS my hand and official seal at office this 15th day of July, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Bill Shoemake, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Kristy Jones**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **312,700.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2024.

NOTARY PUBLIC

My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/15/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/16/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** July, 2024.

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

