WARRANTY DEED

Karen Johnson Davidson County
Batch# 1167401 DEEDWARR
08/12/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20240812-0060471

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0444

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bawer Jamil Tayip and Midya Ali Tayip	Bawer Jamil Tayip	Map: 14712000900
(NAME)	(NAME)	
382 Haywood Lane	1504 Hillsboro Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRENE JOYCE WINNARD FKA WILLIE IRENE JOYCE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAWER JAMIL TAYIP AND MIDYA ALI TAYIP, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3, on the Map of Beverly Heights, Section I, as of record in Book 2331, Page 26, Register's Office for said County.

Said Lot No. 3 fronts 128 feet on the northerly side of Haywood Lane and runs back 190 feet on the east line and 437.7 feet on the westerly line to a dead line, measuring 298.4 feet thereon.

Being the same property conveyed to Willie Irene Joyce and husband, Frank Joyce, by deed from Thomas K. Sanders and wife, Carol M. Sanders, of record in Book 2638, Page 400, dated February 19, 1957,

Register's Office for said County. The said Frank Joyce died May 31, 1973, and title vested in Willie Irene Joyce, as surviving tenant by the entirety. The said Willie Irene Joyce n/k/a Irene Joyce Winnard.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 26, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2401, Page 391, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 382 Haywood Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of August, 2024.

Irene Joyce Winnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene Joyce Winnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of August, 2024

Notary Public

My Commission Expires:

11/2/24

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

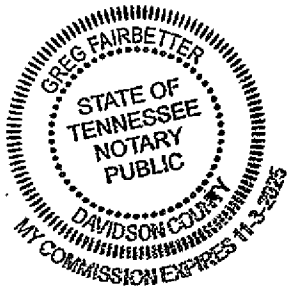
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/1/24 (date of document).

Affiant Signature

8/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

