Karen Johnson Davidson County
Batch# 1168232 DEEDWARR
08/13/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240813-0060843

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $470,000.00.

Affiant

Subscribed and sworn before me this the 5th day of August, 2024.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:
Beyan Guly
710 Desmond Drive
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
132 16.067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD B. COLLIER AND PATRICIA B. COLLIER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BEYAN GULY AND SALAR HAJAM, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 852 on the plan of Caldwell Hall, Section Thirteen, of record in Plan Book 3300, page 66, Register's Office for said County.

Said Lot No. 852 fronts 80.0 feet on the northerly margin of Desmond Drive and extends back 155.55 feet on the easterly line and 149.2 feet on the westerly line to a dead line in the rear, measuring 117.2 feet thereon.

Being the same property conveyed to Richard B. Collier et ux Patricia B. Collier, by deed dated 01/25/1977, from James S. Penix et ux Melissa J. Penix, of record in Book 5109, page 537, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 710 Desmond Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 5th day of August, 2024.

Richard B. Collier
Richard B. Collier

Patricia B Collier
Patricia B. Collier

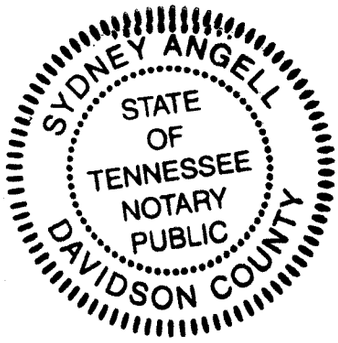
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard B. Collier and Patricia B. Collier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2024.

My commission expires: 3-20-28

Notary Public



Certificate of Authenticity

I, Linzie Hahn, 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 8/5/24.

Date

Hahn

Affiant Signature

8/5/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028