Karen Johnson Davidson County
Batch# 1168586 DEEDWARR
08/13/2024 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,713.10
20240813-0061293

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

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 123065-MC

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $463,000.00.

Peter Doksh
Affiant

Subscribed and sworn before me this the 8th day of August, 2024.

Notary Public
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peter Doksh 7045 Oak Brook Terrace Brentwood, TN 37027	Lender Silverton mortgage 1201 Peachtree St NE Atlanta GA 30361	181-10-0A 129.00

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, LLOYD T. WALKER AND FAY WALKER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PETER DOKSH, A SINGLE MAN, AND AMIRA AWADALLA, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 317 on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lloyd T. Walker and Fay Walker, husband and wife, by deed dated 02/03/2016, from Stephen W. Jacobs, married, of record in Instrument No. 20160208-0011699, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 7045 Oak Brook Terrace, Brentwood, TN 37027.

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 7th day of August, 2024.

Lloyd T. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lloyd T. Walker, 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 7th day of August, 2024.

My commission expires:
My Commission Expires 10/14/2026

Notary Public

Witness my hand this the 7th day of August, 2024.

Fay Walker

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fay Walker, 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 7th day of August, 2024.

My commission expires:

My Commission Expires 10/14/2026

Notary Public

- **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** 8/8/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/8/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** August, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

