WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1175386 | DEEDWARR
08/29/2024 02:14:09 PM | 2 pgs
Fees: $13.00 Taxes: $3,589.00

20240829-0066616

G-FB-24-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hany Abubakr Mukhtar	**Same as New Owner**	
(NAME)	(NAME)	**061-15-0-318-00**
1514 Lipscomb Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR C. EMERY, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM H. EMERY (A.K.A W. H. EMERY),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANY ABUBAKR MUKHTAR, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plat of the Subdivision of Maplewood Home Tract of record in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said lot being on the corner of Gallatin Road and Gillock Street, and being the westerly 125 feet of said lot, starting at a point on the southerly side of said lot in the northerly margin of Gillock Street, 126 feet west of the southeasterly corner of said lot; thence westerly 126 feet along the margin of Gillock Street to a point, said point being the southwest corner of said lot; thence northerly 127 feet to a point, being the northwesterly corner of said lot; thence easterly 125 feet to a point, being 125 feet west of the westerly margin of Gallatin Road; thence in a southerly direction to the point of beginning.

Being the same property conveyed to W. H. Emery and Maxine Emery by Quit Claim Deed from Federal Deposit Insurance Corporation, as Receiver for John Sevier Savings and Loan Association of record in Book 8582 Page 208, in the Register's Office for Davidson County, Tennessee, dated March 16, 1992 and recorded on March 24, 1992.
W. H. Emery and Maxine Emery were married at the time they took title and remained so until her death. Maxine Emery having since died on or about December 17th, 1995, leaving W. H. Emery as the surviving tenant by the entirety.
W. H. Emery having since died on or about April 10th, 2024. W. H. Emery being one and the same as William H. Emery.

Victor C. Emery, as Personal Representative to the Estate of William H. Emery, as the authority to execute and convey this property pursuant to T.C.A. §66-4-101 and Court Order entered into the Chancery Court for Sumner County, Tennessee, under Case No. 24PR-353.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.
- Lease of record in Instrument Number 20030103-0001452, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 Gillock Street, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27 DAY OF AUGUST, 2024.

Estate of William H. Emery

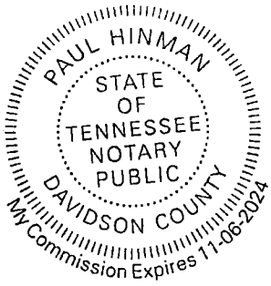
BY: _____
Victor C. Emery
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR C. EMERY, PERSONAL REPRESENTATIVE of the ESTATE OF WILLIAM H. EMERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27 of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212