Karen Johnson Davidson County
Batch# 1175411 DEEDWARR
08/29/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240829-0066657

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Abanoub Nabil Akl, Sr.	New Owner	119-12-7
(NAME)	(NAME)	
702 Drummond Drive	702 Drummond Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241505

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marcella A. Barrett, Trustee of the Barrett Revocable Living Trust Dated 01/13/2011** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Abanoub Nabil Akl, Sr., a married man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 18 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Andrew R. Barrett, a one-third undivided interest, Marcia E. Barrett, a one-third undivided interest, Katherine McDaniel, a one-sixth undivided interest, and Jennifer McDaniel, a one-sixth undivided interest by Quitclaim Deed from Andrew R. Barrett, Administrator of the Estate of Andy R. Barrett, dated 07/08/1994 and filed of record in Book 9419, page 815, Register's Office for Davidson County, Tennessee. The said Marcia E. Barrett died testate on or about ___/1996 and under the terms of her Last Will and Testament, which Will appears of record in Instrument No. 20140114-0003546, Register's Office for Davidson County, Tennessee, she devised her interest in subject premises to her son, Andrew R. Barrett.

BEING the same property conveyed to Andrew R. Barrett by Quitclaim Deed from Katherine McDaniel and Jennifer McDaniel, dated 10/13/1998 and filed of record in Book 11159, page 22, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to the Barrett Revocable Living Trust Dated 01/13/2011 by Quitclaim Deed from Andrew R. Barrett and wife, Marcella A. Barrett, dated 02/28/2011 and filed of record in Instrument No. 20110303-0016930, and corrected to convey property to Andrew R. Barrett and Marcella A. Barrett, Trustees of the Barrett Revocable Living Trust dated 01/13/2011 by Deed of Correction, dated 01/15/2014 and filed of record in Instrument No. 20140117-0004841, said Register's Office. Andrew R. Barrett having died on or about 04/20/2023, leaving Marcella A. Barrett as Sole Trustee.

BEING the same property conveyed to Marcella A. Barrett, Trustee of the Barrett Marital Trust U/T/A the Barrett Revocable Living Trust dated 01/13/2011, an undivided 50% interest by Quitclaim Deed from Marcella A. Barrett, Trustee of the Barrett Revocable Living Trust Dated 01/13/2011, Deed dated 12/18/2023 and filed of record in Instrument No. 20240105-0001190, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, page 167, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 702 Drummond Drive, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of August, 2024

Marcella A. Barrett, Trustee of the Barrett Marital Trust UTA the Barrett Revocable Living Trust Dated 01/13/2011

BY: Marcella Barrett, Trustee
Marcella Barrett, Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marcella A. Barrett, Trustee of the Barrett Marital Trust UTA the Barrett Revocable Living Trust Dated 01/13/2011, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of August, 2024.

Notary Public
My Commission Expires: 4/26/25

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 29, 2024.

Affiant Signature

8/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY