Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

17364

Karen Johnson | Davidson County
Batch # 1177536 | DEEDWARR
09/04/2024 10:21:34 AM | 2 pgs
Fees: $13.00 Taxes: $1,017.50

20240904-0067969

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

LARRY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and Sworn before me this 29th day of August, 2024.

Notary Public
My commission expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Bewar Mohamad and Jiyayi Suleyman 4455 Molesnville Pike Nashville, TN 37211	New Owner	133-01-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles E. Harper, Misty D. Brew, Casey S. Harper, and Charles E. Tomes, Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bewar Mohamad, and Jiyayi Suleyman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 33 on the Map of the Addition to the Revision of Lots Nos. 93 and 97, inclusive, of the H. G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for said County:

Said Lot No. 33 fronts 75 feet on the east side of the Harlin Drive and runs back between lines, 165.4 feet on the north line, and 164 feet on the south line, to a dead line on which is measures 75 feet.

Being the same property conveyed to Charles A. Harper (DOD 10/29/2001), and wife, Rita Gayle Harper, as joint tenants with right of survivorship by Warranty Deed dated, April 22, 1983, of record in Book 6044, Page 36, Register's Office for Davidson County, Tennessee. The said Rita Gayle Harper died intestate (DOD 06/25/2021), Davidson County TN Probate Case No 21P2306, Leaving a surviving spouse Charles E. Tomes, and Charles E. Harper, Casey S. Harper and Misty D. Brew as the surviving heirs at law. Refer to that certain Affidavit of Heirship of record in Instrument #20240517-0036589, Registers office of Davidson County, Tennessee.

This property was not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is [X] improved [ ] unimproved property known as 3204 Harlin Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 29th day of August , 2024.

Charles E. Harper

Misty D. Brew

Casey S. Harper

Charles E. Tomes, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of August, 2024, before me personally appeared Charles E Harper, Misty D Brew, Casey S Harper and Charles E Tomes, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 3/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY