Karen Johnson Davidson County
Batch # 1184714 DEEDWARR
09/23/2024 09:51:46 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20240923-0073425

#17387

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 323
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

* Welat Burhan
Affiant

Subscribed and sworn to before me, this the 20th day of September, 2024.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Welat Burhan	SWBC	**Map 094-12-0 Parcel 017.00**
276 Clovernook Dr	9311 San Pedro Ave.	
Nashville, TN 37210	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Georgette Anne Culbertson Smiley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Welat Burhan, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Clover Nook, of record in Plat Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the southerly margin of Hickorydale Drive at the corner of Lots Nos. 47 and 48; thence with the line between said lots southwesterly 158.9 feet to the point; thence southeasterly 31 feet to a concrete monument; thence easterly 180.5 feet to the westerly margin of Clovernook Drive; thence with the margin of the same northerly 93 feet to the beginning of a curve; thence around said curve northwesterly 39.37 feet to the southerly margin of Hickorydale Drive; thence with the margin of the same westerly 124.55 feet to the point of beginning.

BEING the same property conveyed to John T. Culbertson and wife, Shirley W. Culbertson by Warranty Deed dated March 30, 1965, from Fidelity Federal Savings & Loan Association of Nashville, of record in Book 3875, Page 102, Register's Office for Davidson County, Tennessee.

The said John T. Culbertson having since died on August 14, 2017, leaving Shirley W. Culbertson as the surviving tenant by the entirety. The said Shirley W. Culbertson (also known as Shirley Frances Williams Culbertson) having since died on December 14, 2023, leaving a Last Will and Testament filed March 27, 2024, in Docket No. 24P476 for Muniment of Title only, in Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to said Will of Shirley W. Culbertson (also known as Shirley Frances Williams Culbertson), property was devised to Georgette Anne Culbertson Smiley aka Georgette Smiley.

The above described property is a corner lot and is alternatively known as 276 Clovernook Drive and 264 Hickorydale Drive, Nashville, Tennessee 37210.

The property is not the principal residence of the Grantor or her spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2900, Pages 51 and 52, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2994, page 126, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **276 Clovernook Dr, Nashville, TN 37210**

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 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 GRANTEES, 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 **20th** day of **September, 2024.**

Georgette Anne Culbertson Smiley, Devisee under the Last Will and Testament of Shirley W. Culbertson aka Shirley Frances Williams Culbertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Georgette Anne Culbertson Smiley, Devisee under the Last Will and Testament of Shirley W. Culbertson aka Shirley Frances Williams Culbertson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **September, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY