RECORDED RETURN TO
Nashville Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23433-mc

Karen Johnson Davidson County
Batch# 1201227 DEEDWARR
11/04/2024 03:56:30 PM 7 pgs
Fees: $38.00 Taxes: $1,295.37
20241104-0085701

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,100.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/31/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-21-2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2024-13547-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sarim Al Majeez and Zaynab Alrojaybi	United Wholesale Mtg	162-16-0D-017.00
4820 Honey Grove Drive	4700 S Blvd East	
Antioch, TN 37013	Pontiac MI 48341	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Emily Green, Administrator of Estate of Carolyn Jones-Donahue, Richard Donahue, a widower, James Gregory Jones, a married man, DeAnna Rowe, a married woman, and Connie Hephner, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarim Al Majeez and Zaynab Alrojaybi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Number 58 on the plan of Honey Brook Subdivision, Section One, a Residential Planned Unit Development, as of record in Book 7900, page 242 and Revised in Book 7900, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Carolyn J. Jones, unmarried by Warranty Deed from Lee Mitchell Krieg and wife, Natalie R. Krieg of record in Instrument No. 20050630-0075468 Register's Office for Davidson County, Tennessee, dated June 29, 2005 and recorded on June 30, 2005.

Carolyn J. Jones, having died intestate on February 28, 2024, her interest in said property being conveyed pursuant to Order of the Court in Case No. 24P1050, Seventh Circuit (Probate Division) Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4820 Honey Grove Drive Antioch, TN 37013

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 in 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 hand on October 31, 2024.

Estate of Carolyn Jones-Donahue

By: Emily Green Administrator

Emily Green, Administrator

HEATHER TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Green, Adminstrator of the Estate of Carolyn Jones-Donahue, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Heather Tackett

Notary Public

My Commission Expires: 8/24/27

Witness my hand on October 31, 2024.

Richard Donahue, Heir at Law

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Richard Donahue, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Notary Public

My Commission Expires: _____

Witness my hand on October 31, 2024.

Estate of Carolyn Jones-Donahue

By: _____
Emily Green, Administrator

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Green, Adminstrator of the Estate of Carolyn Jones-Donahue, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

_____
Notary Public

My Commission Expires: _____

Witness my hand on October 31, 2024.

R Donahue HEIR AT LAW

_____
Richard Donahue, Heir at Law

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Richard Donahue, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

_____
Notary Public

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/8/25

Witness my hand on October 31, 2024.

James Gregory Jones, Heir at Law

STATE OF Kentucky
COUNTY OF Taylor

Personally appeared before me, a Notary Public of said County and State, James Gregory Jones, within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Notary Public

My Commission Expires: 06/04/2027

LANA J. FRANKLIN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP71126
My Commission Expires Jun 4, 2027

Witness my hand on October 31, 2024.

DeAnna Rowe, Heir at Law

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, DeAnna Rowe, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Notary Public

My Commission Expires: _____

Witness my hand on October 31, 2024.

James Gregory Jones, Heir at Law

STATE OF

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, James Gregory Jones, within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Notary Public

My Commission Expires: _____

Witness my hand on October 31, 2024.

DeAnna Rowe Heir At Law

DeAnna Rowe, Heir at Law

STATE OF KENTUCKY

COUNTY OF WAYNE

Personally appeared before me, a Notary Public of said County and State, DeAnna Rowe, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Janice C. Green

Notary Public

My Commission Expires: 12/21/2027

Janice C. Green
Notary Public, ID KYNP82384
State at Large, Kentucky
My Commission Expires on Dec. 21, 2027

Witness my hand on October 31, 2024.

Connie Hephner, Heir at Law

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Connie Hephner, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2024.

Notary Public

My Commission Expires: 7/12/2028

ANGELETE MORELAND
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMM. EXPIRES 07/12/2028
ID # KYNP90286

File #: 2024-13547-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

- 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 10/31/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/31/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

