Karen Johnson Davidson County
Batch# 1208617 DEEDWARR
11/26/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241126-0092541

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 06.24.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kerolos Kelada	EPM Final docs	095-10-0-086.00
(NAME)	(NAME) queen building	
508 Bounty Drive	5 Concourse Pkwy Ste 2250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Atlanta GA 30328	
(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 considerations, the receipt of which is hereby acknowledged, **I Laura Berg, Executrix of the Estate of Jerry Kenneth Hall**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kerolos Kelada and Marina Shafik, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 110, of Elm Hill Acres, Section 2, according to the plan of record in Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Reid N. Clark and wife, Thelma H. Clark by Warranty Deed from William L. Baldwin and wife, Nancy L. Baldwin, dated 09/06/1973, of record in Book 4744, Page 760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly W. Crabtree and further conveyed to Jerry Kenneth Hall and wife, Brenda B. Hall, by Quitclaim Deed from Reid N. Clark and wife, Thelma H. Clark, dated 07/17/1975, of record in Book 4935, Page 305, Register's Office for Davidson County, Tennessee.

The said Brenda B. Hall died on 06/25/2021, leaving the said Jerry Kenneth Hall the sole surviving tenant by the entirety.

Jerry Kenneth Hall, having died testate on December 30, 2023, his interest in said property being conveyed pursuant to the administration of his Estate as directed by terms of his Last Will and Testament as shown in Case No. 24P560, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee

Laura Hall Berg and Laura Berg are one in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 508 Bounty Drive, Nashville, TN 37210
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of November, 2024.

Estate of Jerry Kenneth Hall

By: Laura Hall Berg Executrix
Laura Hall Berg, Executrix

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Hall Berg, Executrix for the estate of Jerry Kenneth Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of November, 2024.

Lissa Groom
Notary Public:
My Commission Expires: 5.28.28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202411260092541

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 25, 2024.

J. Carlton Drumwright

November 25, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 25, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY