Karen Johnson Davidson County
Batch# 1216104 DEEDWARR
12/13/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20241213-0097072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nawas Hussein	NEW OWNER	14702016400
(NAME)	(NAME)	
4701 Timberhill Drive	4701 Timberhill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robbie Lee Oliphant, devisee of the last will and testament of Clara H. Schreiber**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nawas Hussein, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of SECTION TWO, BATTERY CREST, as of record in Book 2900, page 132, Register's Office for said County.

Said Lot No. 82 fronts 102.84 feet on the Northerly side of Harding Place, and extends back 476.07 feet on the Easterly line and 484.04 feet on the Westerly line, to a dead line in the rear on which it measures 27.34 feet.

Being the same property conveyed to Charles H. Schreiber and wife, Clara H. Schreiber, by Quitclaim Deed from Donna Faye Maynard Turner, of record in Book 5307, Page 366, in the Register's Office of Davidson County, Tennessee, dated June 29, 1978 and recorded on July 05, 1978. The said Charles H. Schreiber having died on July 18, 2009 thereby leaving his wife, Clara H. Schreiber as the surviving tenant by the entireties. Clara H. Schreiber died testate on February 02, 2018, devising the subject property to her daughter, Robbie Lee Oliphant. See Probate Case No. 18P1260 filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). See also Affidavit of Heirship recorded in Instrument No. 20190305-0020096.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 526 Harding Place, 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 we do covenant with 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.

Effective the 22nd day of November, 2024.

Robbie Lee Oliphant, devisee of the last will and testament of Clara H. Schreiber

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of November, 2024, before me personally appeared Robbie Lee Oliphant, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 1/11/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 11/22/2024 (date of document).

Affiant Signature

11/22/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26