Karen Johnson Davidson County
Batch# 1220980 DEEDWARR
12/27/2024 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20241227-0100637

WARRANTY DEED

J. KAY CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

2024-11-2337

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of December, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Salahadeen Center of Nashville, Inc. 364 Elysian Fields Court Nashville, TN 37211	OWNER	Map/Parcel 148-09-0-091.00 & 090.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary McGowan, a widow, and Rayburn McGowan, Jr., a married man, pursant to the Order (1) Denying Respondent's Objections and (2) Confirming Master's Report and Recommendation, in the Chancery Court, Davidson County, Tennessee, Docket No. 24-0118-I,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Salahadeen Center of Nashville, Inc., a Tennessee Nonprofit Corporation,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Tract I: 0 Haywood Lane (Map/Parcel: 148-09-0-091.00)

Land in Davidson County, Tennessee, being Lot No.1 on the plan of H. E. Bernal's "Haywood Heights" Subdivision, not of record, and described according to a survey thereof made by George W. Watkins, Surveyor, April 1 950, as follows:

Beginning at a point in the center line of Haywood Lane at the Northeast corner of said Subdivision, not of record, being the Northeast corner of Lot No. 1; thence South 3 degrees 15 minutes West 1368.6 feet to a point, the Southeast corner of said subdivision and the Southeast corner of Lot 1 ; thence with the rear line of Lot 1, North 89 degrees West 114.2 feet to a point, the corner of lots Nos. 1 and 2 on said plan; thence with the line between said lots, North 1 degrees 15 minutes East 1192.5 feet to the center line of Haywood Lane; thence with the center line of said Lane, with a 20 degree curve, 241 feet to the point of beginning, containing 4.10 acres.

Tract II: 285 Haywood Lane (Map/Parcel: 148-09-0-090.00)

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision, and described according to a survey thereof made by Geo. W. Watkins, Surveyor, in April, 1950, as follows:

Beginning at a point in the center line of Haywood Lane, at the common corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, South 1 degree 15 minutes West 1192.5 feet to a point; thence North 89

degrees West 140 feet to a point, the common corner of Lots Nos. 2 and 3 on said plan; thence with the line between said lots North 1 degree 00 minutes East 1162.4 feet to the center line of said Haywood Lane; thence with the center line of the same, around a slight curve, Easterly 150 feet to the beginning.

Being the same property conveyed to Mary McGowan and Rayburn McGowan Jr, as joint tenants with the right of survivorship by Warranty Deed from Thomas Douglas Ferrell, Jr., devisee under the will of Thomas Douglas Ferrell, Sr., deceased of record in Instrument No. 20101019-0083614 Register's Office for Davidson County, Tennessee, dated October 14, 2010 and recorded on October 19, 2010.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 have been prorated between the parties and paid by Grantor, property taxes for subsequent taxes are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is property known as 0 Haywood Lane & 285 Haywood Lane, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 19th day December, 2024.

Mary McGowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2024, before me personally appeared Mary McGowan, 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 19th day of December, 2024.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 11/25/2028

Michele McGown, wife of Rayburn McGowan, Jr., joins in the execution of this instrument to convey any right, title or interest she may have in the subject property by virtue of her marriage to Rayburn McGowan, Jr.

Rayburn McGowan, Jr.

Michele McGowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2024, before me personally appeared Rayburn McGowan, Jr. and Sheila McGowan, 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 19th day of December, 2024.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 11/25/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2024, before me personally appeared Rayburn McGowan, Jr. and Michele McGowan, 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 19th day of December, 2024.

Notary Signature
My commission expires:

11-25-2028

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 11/25/2028

Certificate of Authenticity

I, Holly A. Mason, 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~~ December 20, 2024.

Affiant Signature

12/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026