Karen Johnson Davidson County
Batch# 1228254 DEEDWARR
01/21/2025 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250121-0004142

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/26
File No. G25-22566

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ali Daher (NAME)	New Owner (NAME)	042-14-0-093
2890 Paden Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James Edward Weaver, Michael Kevin Weaver, and Janis Louise Kingsbury, Devisees Under the Last Will and Testament of Louise Masters Weaver**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ali Daher, 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 part of the easterly part of the F.W. Jones Farm, and known as Lot 7 on the Map of B.C. Head Subdivision, not of record, described according to a survey by Harvey Gee, Surveyor, September 22, 1949, as follows:

BEGINNING at a point in the westerly margin of Graycroft Road, the common corner of Lots 6 and 7; thence with the line between said two lots, westerly 250 feet and continuing with said line extended westerly 121.6 feet to a point; thence southerly 115 feet to the common corner of Lots 7 and 8; thence with the line between said two lots, easterly 371.6 feet to the westerly margin of Graycroft Road; thence with the margin of the same, northerly 115 feet to the point of beginning.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed from William E. Weaver and wife, Lousie M. Weaver recorded in Book 7925, Page 569, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northeast corner of parcel 93 of map 42-14 and lying on the westerly right-of-way line of Graycroft Avenue; thence S06°38'59"W along existing right-of-way for a distance of 114.91 feet to a point; thence N83°14'13"W for a distance of 1.08 feet to a point; thence N06°47'53"E along proposed right-of-way line for a distance of 114.91 feet to a point; thence S83°21'01"E for a distance of 0.78 feet to the point of beginning and

containing therein an area of 106.83± square feet.

BEING the same property conveyed to William E. Weaver and wife, Louise M. Weaver, by Warranty Deed from Mike J. Smith and wife, Prudye A. Smith, dated 9/2/1955 and recorded 9/2/1955 in Book 2448, Page 255, in the Register's Office of Davidson County, Tennessee. The said William E. Weaver having since predeceased Louise M. Weaver on October 30, 2020. The said Louise M. Weaver having since died testate on October 30, 2024 with her Estate being probated for Muniment of Title only under Case No. 24P-2400 in the Probate Court for Davidson County, Tennessee. See Order Granting Probate of Will as Muniment of Title Only recorded in Instrument No. 20241220-0098963 and Last Will and Testament of Louise Masters Weaver recorded in Instrument No. 20241220-0098694, in the Register's Office of Davidson County, Tennessee, in which subject property was devised to James Edward Weaver, Michael Kevin Weaver and Janis Louise Kingsbury.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Michael Kevin Weaver is signed by his/her duly appointed Attorney-in-fact James Edward Weaver, pursuant to the Power of Attorney recorded in Book **202501210004141**, said Register's Office. The signature of Janis Louise Kingsbury, is signed by his/her duly appointed Attorney-in-fact James Edward Weaver, pursuant to the Power of Attorney recorded in Book **202501210004140**, said Register's Office.

This is improved property, known as 110 S Graycroft Ave, Madison, TN 37115.

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. Whenever 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 17th day of January, 2025.

James Edward Weaver

Michael Kevin Weaver by James Edward Weaver, Attorney-In-Fact

Janis Louise Kingsbury by James Edward Weaver, Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2025, before me personally appeared James Edward Weaver, 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 17th day of January, 2025.

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Edward Weaver, Attorney in fact for Michael Kevin Weaver, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of January, 2025.

Lori Buie

Notary Public My Commission Expires: 6/29/27

LORI BUIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Edward Weaver, Attorney in fact for Janis Louise Kingsbury, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of January, 2025.

Lori Buie

Notary Public My Commission Expires: 6/29/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **01/17/2025** (date of document).

Affiant Signature

01/17/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **17th** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

