WARRANTY DEED

Karen Johnson Davidson County
Batch # 1236846 DEEDWARR
02/13/2025 01.03.12 PM 5 pgs
Fees $28 00 Taxes $1,591 00
20250213-0011062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**Same as New Owner**	
(NAME) **1200 Old Hickory Blvd.**	(NAME)	**148-02-0-086.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **DEBRA JEAN CRAIG AND ALICIA GAYLE WILLIAMS AND HOUSTON MICHAEL RATLIFF AND WILLIAM JAMES RATLIFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMIDULLAH DURANI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 31 on the Map of Luna Heights Subdivision, Section II, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee

Said Lot No 31 begins at a point marked by a concrete monument in the southerly margin of Luna Drive 161 1 feet, more or less, easterly from the intersection of Luna Drive and Lallemand Drive, thence South 5 degree 36 minute West 175 1 feet to a concrete monument, thence South 28 degree 34 minute West 50 0 feet to an iron pin, thence Northwestwardly 225 0 feet to an iron pin in the southeasterly margin of Lallemand Drive at the common front corner of Lots Nos 30 and 31, thence Northeastwardly 155.0 feet to a concrete monument in the easterly margin of Lallemand Drive which marks the beginning of a curve with the radius of 25 0 feet, thence with said curve to the north, then to the east 39 3 feet to a concrete monument in the southerly margin of Luna Drive, thence with said margin Southeastwardly 161 1 feet to the point of beginning

Being the same property conveyed to James Patrick Dortch, Sr by Warranty Deed from Durward G Hall and wife, Gayle J, Hall of record in Instrument No 199912300308778 Register's Office for Davidson County, Tennessee, dated December 28, 1999 and recorded on December 30, 1999

The said James Patrick Dortch, Sr died on or about June 7, 2022, James Patrick Dortch, Sr , was survived by his spouse, Linda Dortch, and two children, Debra Jean Craig and Alicia Gayle Williams The said Linda Dortch died on or about July 14, 2024, leaving her interest to her two children, Houston Michael Ratliff and William James Ratliff, as evidenced in Affidavits of Heirship of record in Instrument No 20241104-0085427 and 20241104-0085421, Register's Office for Davidson County, Tennessee
Also see Supplemental Affidavits of Heirship, making reference to a predeceased child of James Patrick Dortch, Sr , of record in Instrument No. 20250213 0011057 and 20250213 0011058 , Register's Office for Davidson County, Tennessee
Also see Affidavits of Heirship for Linda Dortch , making reference to a predeceased child of James Patrick Dortch, Sr., of record in Instrument No 20250213 0011059 and 20250213 0011060 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to.
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 85, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **205 Luna Drive, Nashville, Tennessee 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(S), their heirs and 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), 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/our hand(s) this the 7 DAY OF FEBRUARY, 2025

Debra Jean Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA JEAN CRAIG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of February, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the 7th DAY OF FEBRUARY, 2025

Alicia Gayle Williams

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA GAYLE WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of February, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 12 DAY OF FEBRUARY, 2025

Houston Michael Ratliff by Michael Passmore, his Attorney-in-Fact
Houston Michael Ratliff, by Michael Passmore, his Attorney-In-Fact

William James Ratliff
William James Ratliff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PASSMORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HOUSTON MICHAEL RATLIFF and who acknowledged he/she/they executed the same as the free act and deed of the said HOUSTON MICHAEL RATLIFF

Witness my hand and official seal, this the 7th of February, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM JAMES RATLIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of February, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 authenticated according to law on FEBRUARY 7, 2025

Affiant Signature

February 11, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11th day of February, 2025

Notary's Signature

My Commission Expires 5/8/28
Date

Notary's Seal (if on paper)

