Karen Johnson Davidson County
Batch# 1236861 DEEDWARR
02/13/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250213-0011080

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Al-Soraify	New buyer	
(NAME)	(NAME)	11905026200
1038 4th Ave. S	1038 4th Ave. S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Anna Graff, Personal Representative of the Estate of Jerome Graff**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ali Al-Soraify,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 56 on the plan of Resubdivision of Lots 4, 5, 6, 7, 8 and 9, in Block 27, Lots 2, 3, 5 and 6 in Block 26, and Blocks 23 and 24, Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for said County.

Being the same property conveyed to Jerome Graff, an unmarried person, by virtue of that certain Warranty Deed dated November 30, 1998, and being of record at Book 11250, Page 943 in the Register's Office of Davidson County, Tennessee. Jerome Graff having passed on/or about February 27, 2024. Probate opened in the Circuit Court of Davidson County, Tennessee, Probate Division, at Docket No. 24P1367. Order to Sell Real Property to Pay Debts entered on January 27, 2025 declaring the probate estate insolvent and granting personal representative Anna Graff authority to sell property.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 311 Lutie St. 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 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.

Witness my hand this 7 day of February, 2025.

ANNA GRAFF, PERSONAL REPRESENTATIVE OF
THE ESTATE OF JEROME GRAFF

Annitalia Graff Personal Representative
By: Anna Graff, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Anna Graff as Personal Representative of The Estate of Jerome Graff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of February, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 2/12/25.

Affiant Signature

2/12/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of February, 20__.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028