Karen Johnson
Batch # 1238849
02/20/2025 12 04 55 PM
Fees $18 00 Taxes $1,444 85

Davidson County
DEEDWARR
3 pgs

20250220-0012312

Prepared by and
After Recording Return to
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

Return to·
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # LB-MS-24-2619

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 Day of February, 2025

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Notary Public
My Commission Expires 11-3-25

ADDRESS NEW OWNER	SEND TAX BILLS TO	Map and Parcel
Mohamed Sharif P O. Box 291822 ~~Donelson~~, TN 37229	Mohamed Sharif P O Box 291822 ~~Donelson~~, TN 37229	Tax Map(s)· 095- Parcel(s) 12-0-141 00

NASHVILLE NASHVILLE

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
THE ESTATE OF PATRICIA NIKULICH,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MOHAMED SHARIF, SINGLE
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 8, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Patricia Nikulich, an unmarried person, by Warranty Deed from Ronald Tomlinson, Jr , an unmarried man, of record in Instrument No 20100420-0029621 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 20, 2010

Patricia Nukilich is one and the same Patricia Ann Nukilich

Patricia Nikulich having since died testate on 01/03/2023 Pursuant to her Last Will and Testament having been admitted to probate by Order entered March 23, 202 In the Seventh Circuit Court, Davidson County, Tennessee, Docket No 23P455, Joshua Nikulich appointed Administrator and also being the sole beneficiary Rex Clinton Peters, spouse of Patricia Nikulich, joins in this conveyance for the purpose conveying any and all right, title and interest he may have in and to subject property, including, but not limited to, any right to an elective share and/or homestead allowance

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as. 2619 Lakeland Dr, Nashville, TN 37214

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), ITS/THEIR/HIS/HER heirs and assigns forever, and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 14 day of February, 2025

The Estate of Patricia Nikulich

BY _____
Josh Nikulich
Personal Representative

_____
Josh Nikulich, Individually

STATE OF TENNESSEE

COUNTY OF ~~TENNESSEE~~ Rutherford

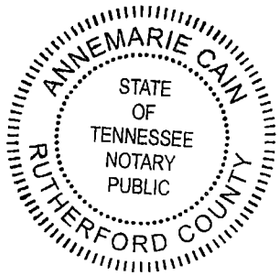
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Josh Nikulich, as Personal Representative of the Estate of Patricia Nikulich and Individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of February, 2025.

_____
Notary Public

My Commission Expires 12.22.2025

(SEAL)



Rex Clinton Peters

STATE OF FLORIDA

COUNTY OF Manatee

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Rex Clinton Peters, Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained

Witness my hand and official seal, this the 15th of February, 2025

Notary Public

My Commission Expires

(SEAL)

