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WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240276 DEEDWARR
02/24/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20250224-0013549

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11.26.2028
(AFFIX SEAL)

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

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
Khalid Khalf	New Owner	
577 Rural Hill Road (NAME)	(NAME)	13609001100
Nashville TN 37217 (ADDRESS)	(ADDRESS)	
(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, **The Estate of Anthony Eugene King, Beverly Clayton, Executrix, Darlene Ward Haynes Ali, Jessica King, and Madison Nicole King** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khalid Khalf, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 5 ON THE PLAN OF EDGE-O-LAKE ESTATE, SECTION 19, AS OF RECORD IN BOOK 4595, PAGE 112, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 80 FEET ON THE WESTERLY SIDE OF RURAL HILL ROAD AND EXTENDS BACK 183.83 FEET ON THE NORTHERLY LINE AND 183.98 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 80 FEET THEREON.

Being the same property conveyed to Anthony E. King, by virtue of that certain Quit Claim Deed dated July 23, 1997, and being of record at Book 10540, Page 918 in the Register's Office of Davidson County, Tennessee. Anthony E. King having passed on/or about May 28, 2024.

Being the same property previously conveyed to Anthony E. King and wife, Bettye S. King by virtue of Warranty Deed dated December 29, 1975 at Book 484, Page 889 in the said Register's Office.

Anthony E. King is also known as Anthony Eugene King

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deeds Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 577 Rural Hill Rd. Nashville, TN 37217 (unimproved)
(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.

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Witness my hand this 10th day of February, 2025.

THE ESTATE OF ANTHONY EUGENE KING

Beverly Clayton, Executrix & Heir

Beverly Clayton, Executrix and heir

Darlene Ward Haynes Ali, Heir

Darlene Ward Haynes Ali, heir

Madison Nichole King, Heir

Madison Nicole King, heir

Jessica King, Heir

Jessica King, heir

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Beverly Clayton, Darlene Ward Haynes Ali, Madison Nicole King, and Jessica King the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2025.

Notarized online using audio-video communication

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Beverly Clayton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Anthony Eugene King, and is authorized to execute the foregoing instrument for the purpose therein contained, by signing Executrix.

WITNESS my hand and official seal at office this 10th day of February, 2025.

Matt Deckard

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Kimberly Hollingshead, 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 2.12.2025.

Kimberly Hollingshead, Esq.

February 12, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2025.

Nichole Dowling
Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028