Karen Johnson Davidson County
Batch# 1240562 DEEDWARR
02/25/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,444.85
20250225-0013924

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 21st day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucy K. Easley John Avery Cox	Guaranteed Rate	09412001700
(NAME)	(NAME)	
276 Clovernook Drive	3940 N Ravenswood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Welat Burhan,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucy K. Easley, married and John Avery Cox, unmarried,** 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 Lot No. 47 on the Plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Hickorydale Drive at the corner of Lots Nos. 47 and 48; thence with the line between said lots southwesterly 158.9 feet to the point; thence southeasterly 31 feet to a concrete monument; thence easterly 180.5 feet to the westerly margin of Clovernook Drive; thence with the margin of the same northerly 93 feet to the beginning of a curve; thence around said curve north-westerly 39.37 feet to the southerly margin of Hickorydale Drive; thence with the margin of the same westerly 124.55 feet to the point of beginning.

Being the same property conveyed to Welat Burhan, an unmarried man, by deed of record in Instrument No. 20240923-0073425, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 276 Clovernook Drive, 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/our hands this 21st day of February, 2025.

Welat Burhan

State of Tennessee
County of Davidson

Personally appeared before me Welat Burhan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of February, 2025.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

File No.: 17527

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/21/25.

Affiant Signature

2/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY