Karen Johnson Davidson County
Batch# 1249521 DEEDWARR
03/24/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250324-0021881

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23876-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heather Mendenhall Kinley 228 Burgandy Hill Rd Nashville TN 37211	NEW OWNER	172 12 0A 146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mariam Babiry, a married person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Heather Mendenhall Kinley, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 82 on the Plan of BRADFORD HILLS, SECTION NINE of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mariam Babiry, a single person, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument No. 20140129-0008119, in the Register's Office of Davidson County, Tennessee, dated January 15, 2014, and recorded on January 29, 2014.

Shimal Omer hereby joins in this conveyance to relinquish any right, title and interest to the subject property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **228 Burgandy Hill Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of March, 2025.

GRANTOR:

Mariam Babiry

Shimal Omer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mariam Babiry and Shimal Omer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of March, 2025.



Notary Public
My Commission expires: 9-21-26

202503240021881

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 17. 2025.

Affiant Signature

24th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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