Karen Johnson Davidson County
Batch # 1280572 DEEDWARR
06/02/2025 02:28:50 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20250602-0043181

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mariam Jihan Adam 2710 Westwood Avenue Nashville, TN 37212	Renasant Bank P.O. Box11733 Newark, NJ 07101-4733	104-15-0-298.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sylvia Marie Grant, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Mariam Adam,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2710 Westwood Avenue, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of the easterly one-half of the southerly one-half of Lot No. 34 on the Map of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 34 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line in the rear.

Being the same property conveyed to Archie T. Grant and wife, Ruby May Grant by Warranty Deed from Aubrey S. Shaub and wife, Thelma Luton Shaub of record in Book 1132, page 257, Register's Office for Davidson County, Tennessee, dated August 27, 1941 and recorded on August 28, 1941.

The said Ruby May Grant having died on or about December 29, 2010.

The said Archie T. Grant having died on or about May 2, 1992.

Being the same property conveyed to Sylvia Marie Grant by Executor's Deed from Sylvia Marie Grant, Executrix of the Estate of Ruby May Grant of record in Instrument No. 20110916-0071938 Register's Office for Davidson County, Tennessee, dated September 02, 2011 and recorded on September 16, 2011.

This is improved (X) unimproved ( ) property known as 2710 Westwood Avenue, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 13th day of May, 2025.

Sylvia Marie Grant

Sylvia Marie Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2025, before me personally appeared Sylvia Marie Grant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of May, 2025.

Margaret H Taylor
Notary Public
My commission expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028