Karen Johnson Davidson County
Batch# 1284786 DEEDWARR
06/16/2025 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250616-0046883

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Said Rabie and Shahrzad Rabie | SEND TAX BILLS TO: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) | 10514014700 |
| 2307 Victoria Ring Lane (ADDRESS) | (ADDRESS) | |
| Midlothian VA 23113 (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, **Estate of Billy Dell McAdoo** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Said Rabie and Shahrzad Rabie, husband and wife ,** 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:

**Land in Davidson County, Tennessee, being Lot No. 25, Block 18, on the plan of Yarbrough's Subdivision of Blocks 24, 25, 26, 29, 30 and part of 22 of Woodland Plan of record in Plat Book 161, Page 104, in the Register's Office of Davidson County.**
**Said Lot No. 25 fronts 50 feet on the Westerly margin of Wilson Avenue, now known as Lindell Avenue and extends back between parallel lines 167.S feet to an alley.**

**Being the same property conveyed to Billy McAdoo, unmarried, by Quit Claim Deed from Billy McAdoo and James H. McAdoo and Emma J. McAdoo, husband and wife, of record in Book 11116, Page 940, in the Register's Office of Davidson County, Tennessee, dated September 11, 1998 and recorded on September 17, 1998. The said Billy McAdoo died on March 09, 2024, testate, devising subject property to Shimei K. McAdoo. Also see Last Will and Testament recorded in Instrument No. 20240723-0055079, in the Register's Office of Davidson County, Tennessee. Also see Probate Docket No. 24P-949, Davidson County Circuit Court (Probate Division).**

**Being the same property conveyed to Billy McAdoo and James H. McAdoo, by Warranty Deed from Theodore Ensley, Jr., unmarried, of record in Book 9679, Page 143, in the Register's Office of Davidson County, Tennessee, dated May 19, 1995 and recorded on May 23, 1995.**

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

unimproved
This is x property, known as 2209 Lindell Ave Nashville, TN 37204
improved

(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 hand this 13th day of June, 2025.

**Estate of Billy Dell McAdoo**

**Shimei Katrein McAdoo, Executrix**

**Shimei Katrein McAdoo, Individually**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shimei Katrein McAdoo,**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shimei Katrein McAdoo**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Billy Dell McAdoo, the within named bargainor and executed the foregoing instrument for the purpose therein contained, by personally signing the name of the estate as Executrix.

WITNESS my hand and official seal at office this 13th day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

## Certificate of Authenticity

I, Holly A. Mason, 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 June 13 2025.

Affiant Signature

6/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026