STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G25-23395

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1284857 DEEDWARR
06/16/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250616-0046983

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Duggins and Amanda Duggins (NAME)	New Owner (NAME)	042-14-0-093.00
110 S. Graycroft Ave. (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ali Daher, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Duggins and Christopher Duggins, wife and husband**, 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 part of the easterly part of the F.W. Jones Farm, and known as Lot 7 on the Map of B.C. Head Subdivision, not of record, described according to a survey by Harvey Gee, Surveyor, September 22, 1949, as follows:

BEGINNING at a point in the westerly margin of Graycroft Road, the common corner of Lots 6 and 7; thence with the line between said two lots, westerly 250 feet and continuing with said line extended westerly 121.6 feet to a point; thence southerly 115 feet to the common corner of Lots 7 and 8; thence with the line between said two lots, easterly 371.6 feet to the westerly margin of Graycroft Road; thence with the margin of the same, northerly 115 feet to the point of beginning.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed from William E. Weaver and wife, Lousie M. Weaver recorded in Book 7925, Page 569, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northeast corner of parcel 93 of map 42-14 and lying on the westerly right-of-way line of Graycroft Avenue; thence S06°38'59"W along existing right-of-way for a distance of 114.91 feet to a point; thence N83°14'13"W for a distance of 1.08 feet to a point; thence N06°47'53"E along proposed right-of-way line for a distance of 114.91 feet to a point; thence S83°21'01"E for a distance of 0.78 feet to the point of beginning and containing therein an area of 106.83± square feet.

Being the same property conveyed to Ali Daher, an unmarried man by Deed dated January 17, 2025 from James Edward Weaver, Michael Kevin Weaver, and Janis Louise Kingsbury, Devisees Under the Last Will and Testament of Louise Masters Weaver, recorded January 21, 2025, Page 20250121-0004142, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 110 S. Graycroft Avenue, Madison, TN 37115.

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.

Witness my/our hand(s) this 12th day of June, 2025.

Ali Daher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2025, before me personally appeared Ali Daher, 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 12th day of June, 2025.

Notary Signature
My commission expires: 5/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Ryan Lux, 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 12, 2025**.

Date

Affiant Signature

June 12, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029