Send Tax Bills To:
Mina Sadek
833 Piper Ln
Brentwood, TN 37027

New Owners:
Mina Sadek
833 Piper Ln.
Brentwood, TN 37027

Map & Parcel No: 070-02-0-035.00

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1285661 DEEDWARR
06/18/2025 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20250618-0048043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($475,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rickie T. Morris and Barry E. Morris, as tenants in common** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Sadek,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land, situated and lying in Davidson County, Tennessee, being parts of Lots 13 and 15, Sarah McIntosh's Subdivision of certain lots in the old Daniel Young tract of land in the old 23rd Civil District of said County, a plan of which is of record in Book 332, Page 71, Register's Office for said County, described as follows:

Beginning at a stake in the Easterly margin of the new Buena Vista Highway, 200 feet Southerly from the Southerly margin of Stoker Lane; thence South 23 degrees West, with the Easterly margin of said highway, 100 feet to a stake; thence North 85 degrees 15 minutes East 508.1 feet to a point in said line, 150 feet Westerly from the old Buena Vista Road; thence Northerly 130 feet, more or less, to a point in Copeland's Southerly line 150 feet Westerly from the old Buena Vista Road; thence with Copeland's said line, South 81 degrees 25 minutes West 472.8 feet to the beginning.

Being the same property conveyed to Rickie T. Morris and Barry E. Morris, as tenants in common by Quitclaim deed from Randy H. Morris, Rickie T. Morris, Vickie G. Morris, Mickey S. Marston, Trena M. Maxwell, Christie J. Proctor and Barry E. Morris of record in Instrument No. 20211019-0140102 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 19, 2021.

This is ___IMPROVED ___UNIMPROVED property known as 2842 Buena Vista Pike, Nashville, TN 37218.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2025 .

Rickie T. Morris

Rickie T. Morris

Barry E. Morris

Barry E. Morris

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of June, 2025, before me personally appeared Rickie T. Morris and Barry E. Morris, 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 16th day of June, 2025.

Danielle Imbaratto

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of June, 2025.

Notary Signature
My commission expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 16, 2025.

J. Carlton Drumwright

June 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY