WARRANTY DEED

Karen Johnson
Batch # 1287415
06/20/2025 11 03 03 AM
Fees $13 00 Taxes $921 30

Davidson County
DEEDWARR
2 pgs

20250620-0048420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000 00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bernard Salameh	**Same as New Owner**	
(NAME)	(NAME)	**071-09-0-013.00**
996 Wilkinson Trace, Suite C2		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF SUSANNA WRIGHT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BERNARD SALAMEH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Section I, Haynes Meade, as of record in Book 2854, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 85.04 feet on the Northeasterly side of Whites Creek Pike and runs back 150 0 feet on the Northwesterly line and 144 0 feet on the Southeasterly line to a dead line in the rear on which it measures 79 76 feet.

Being the same property conveyed to James B. Kimbro, Sr and wife Mattie L. Kimbro by Warranty Deed from Walter Young and wife, Era G. Young of record in Book 3131, page 163, Register's Office for Davidson County, Tennessee, dated September 06, 1960 and recorded on September 16, 1960.

James B. Kimbro, Sr. died on or about March 27, 1989, leaving Mattie L. Kimbro as the surviving tenant by the entirety.

Mattie L. Kimbro died on or about January 10, 2011.

Being the same property conveyed to Helen L. Wright, unmarried by Quitclaim Deed from Susanna T. Wright, Executrix for the Estate of Mattie L. Kimbro of record in Instrument No. 20130506-0045331 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on May 06, 2013.

Being the same property conveyed to Helen L. Wright, unmarried, and Susanna T. Wright, unmarried, As Joint Tenants with the Right of Survivorship, not as Tenants in Common by Quitclaim Deed from Helen L. Wright, unmarried of record in Instrument No. 20130614-0060927 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on June 14, 2013.

Helen L. Wright died on or about March 28, 2014, leaving Susanna T. Wright as the surviving joint tenant

Affidavit of Inheritance by Right of Survivorship of recorded on March 26, 2015, of recorded in Instrument No. 20150326-0025820

The said Susanna T. Wright having died February 11, 2024. Mike J. Urquhart appointed to sign as Administrator of the Estate fo Susanna T. Wright per the Order Approving Contract For Sale of Real Property known as 1607 World Baptist Center Drive in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 24P1617.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 95, Register's Office for Davidson County, Tennessee.
- Subject to Utility Easement of record in Book 2854, Page 95, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1607 Baptist World Center Drive, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF JUNE, 2025.

Estate of Susanna T. Wright

BY: _____
Mike Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the ESTATE OF SUSANNA T. WRIGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of June, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212