Name and Address of New Owner:
Bawer Jamil Tayip and Midya Ali Tayip
1504 Hillsboro Road
Franklin, TN 37069

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 133-14-0-080

Karen Johnson Davidson County
Batch# 1309447 DEEDWARR
08/13/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250813-0064295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randall A. Marshall, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bawer Jamil Tayip and Midya Ali Tayip, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Joseph Williams, deceased, not of record and also being shown as Davies Homeplace on the plan of Elysian Park of record in Plat Book 2331, page 32, Register's Office for said County, and being described according to the said plan as follows:

BEGINNING at a point on the northeasterly margin of Lynn Drive, said point being the common corners of Lot 12 and Davies Homeplace; thence with line between said two lots north 64 deg. 04' east 216.8 feet to a point in the southwesterly margin of Lot No. 11; thence with said margin north 38 deg. 28' west 230.0 feet to a point in the southeasterly margin of Trousdale Drive; thence along said margin of Trousdale Drive south 42 deg. 38' west 185.7 feet to the beginning of a curve; thence around said curve to the left which has a radius 25.0 feet a distance of 37.4 feet to a point in the northeasterly margin of Lynn Drive; thence with the same south 43 deg. 33' east 24.2 feet to the beginning a curve; thence around said curve to the right which has a radius of 415.3 feet a distance of 123.0 feet to the point of beginning.

Being the same property conveyed to Harold M. Marshall by deed from Ethel C. Morton Overby dated 2/1/1982 and filed of record in Book 5847, page 968, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Harold Kenneth Marshall and Randall A. Marshall by Affidavit of Inheritance of Real Estate executed by Harold Kenneth Marshall, Executor of the Estate of Harold M. Marshall, of record in Instrument Number 20071206-0141287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 463 Elysian Fields Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

20250813006429S

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 6th day of August, 2025.

Randall A. Marshall (SEAL)
Randall A. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2025, before me personally appeared Randall A. Marshall, 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 6th day of August, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

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 $300,000.00, 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 DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/6/25 (date of document).

Affiant Signature

8/11/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

