Karen Johnson Davidson County
Batch# 1309557 DEEDWARR
08/13/2025 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20250813-0064456

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.** **Affiant** Subscribed and sworn to before me, this **29th day of July, 2025.** **Notary Public** **My commission expires:** 2/26/29

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

WARRANTY DEED

Address of New Owner(s) as follows: **Mariam Chaker** **3412 Meadowlake Terrace** **Nashville, TN 37217**	Send Tax Bills To: Rocket Mtg. LLC 1050 Woodward Ave. Detroit, MI 48226	Map-Parcel Numbers: **136-10-0-078.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ms. Wynzelene A. Talley, a married woman,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mariam Chaker, a married woman,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 438 on the Plan of Priest Lake Park, Section 7-A, as shown on the plat of record in Plat Book 5200, Pages 107, 108 and 109, as amended in Book 6007, Page 827 (incorrectly referenced as Plat Book 5200, Page 69 as amended in Book 6607, Page 827 in prior deeds of record), in the Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot No. 438 fronts 105 feet on the Northerly margin of Meadowlake Terrace and extends back 150 feet on the Easterly line and 181.74 feet on the Westerly line to a dead line in the rear, measuring 109.69 feet thereon.

Being the same property conveyed to Louise Dozier, an unmarried woman by Warranty Deed from James L. Linder and Euphiazene M. Linder, husband and wife of record in Instrument No. 20050421-0044357 Register's Office for Davidson County, Tennessee, dated April 07, 2005 and recorded on April 21, 2005.

This being the same real estate inherited by Grantor upon the death of Ms. Cornelia Louise Dozier on February 13, 2009 in Nashville, Tennessee, as further explained on the Affidavit of Heirship, executed by Dorothy Edwards, Helen Cooke, Claris Andrews, Debbie Northcross, Reggie Northcross, Nycloette Andrews, and Wynzelene A. Talley and recorded herewith under Instrument No. 20120807-0070427 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Dorothy Edwards, an individual of record in Instrument No. 20120807-0070428 Register's Office for Davidson County, Tennessee, dated August 24, 2010 and recorded on August 07, 2012.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Helen Cooke, an individual of record in Instrument No. 20120807-0070429 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 07, 2012.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Nycloette Andrews, an individual of record in Instrument No. 20120807-0070430 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on August 07, 2012.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Claris Andrews, an individual of record in Instrument No. 20120807-0070431 Register's Office for Davidson County, Tennessee, dated November 19, 2010 and recorded on August 07, 2012.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Dr. Phillip R. Northcross, an individual of record in Instrument No. 20120807-0070432 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on August 07, 2012.

Being the same property conveyed to Ms. Wynzelene A. Talley, an unmarried individual by Quitclaim Deed from Debbie Northcross, an individual of record in Instrument No. 20120807-0070433 Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on August 07, 2012.

Said property was not used as the marital residence of the Grantor(s).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3412 Meadowlake Terrace, Nashville, TN 37217**.

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 in 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/our hand(s) this **29th day of July, 2025.**

Ms. Wynzelene A. Talley

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of July, 2025, before me personally appeared Ms. Wynzelene A. Talley, 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 29th day of July, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 10-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2025-286

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 _____, 20___.

_____
J. Carlton Drumwright

_____, 20___
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on _____, 20____.

_____
Notary

My Commission Expires: 11/21/26

