WARRANTY DEED

Karen Johnson Davidson County
Batch # 1328639 DEEDWARR
10/01/2025 09:25 AM 2 pgs
Fees: $13.00 Taxes: $1,363.45
20251001-0078111

MELISSA ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 2/27/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Azmy B. Hanna and Magda F. Hanna and Maggie A. Hanna	Primary Residential Mortgage, Inc.	161-2-8
(NAME)	(NAME)	
7923 Batters Place Rd	1480 North 2200 West, MAC 1003	
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37421	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251437

For and 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 hereby acknowledged, I/we, **Steven Whitley, an unmarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Azmy B. Hanna and Magda F. Hanna, husband and wife and Maggie A. Hanna, an unmarried woman**, 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. :

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 75 on the Plan of Section 3, McMurray Woods, as of record in Book 3300, page 83, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Paul E. Whitley and wife, Ethel P. Whitley, by Warranty Deed from Cynthia L. Gunter, unmarried, dated 02/11/2004 and filed of record in Inst. No. 20040219-0019128, Register's Office for Davidson County, Tennessee. The said Paul E. Whitley having died on or about 12/08/2022, leaving the said Ethel P. Whitely the surviving tenant by the entirety and sole owner of said land.

The said Ethel P. Whitley having died testate a citizen and resident of Davidson County, Tennessee on or about 01/30/2025. Pursuant to her Will, which Will is of record in Docket No. 25P611 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised subject premises to her son, Steven Lee Whitley.

Steven Lee Whitley, Steven L. Whitley and Steven Whitley being one and the same person.

Unimproved ☐

This is improved ☒ property, known as 629 McMurray Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2025

Steven Whitley

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven Whitley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2025.

Notary Public
My Commission Expires: 2/7/29

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY