Karen Johnson Davidson County
Batch# 1336036 DEEDWARR
10/20/2025 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20251020-0083397

EXECUTOR DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $567,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/16/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 1-22-29

CANDI SCHUMACHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 7345-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ibrahim Anwar and Faisa Keryakes		173-00-0-140.00
14314 Old Hickory Boulevard		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeremy Futrell, Executor of the Estate of James E. Futrell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ibrahim Anwar and Faisa Keryakes, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to survey by John B. Rainer, Surveyor #823, dated July 21, 1978 and known as Job No. 78-222, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., said iron pin being the northwest corner of this tract and the southwesterly corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for said County, and also being in a fence line; thence leaving the easterly margin of the aforesaid Old Hickory Blvd, and with a fence and Baker's line S 84° 29' 38" E 1091.00' to an iron pin; thence leaving fence and Baker's line S 2° 11' 39" W 200.00' to an iron pin, said iron pin being the southeast corner of this tract; thence N 84° 29' 38" W 1091.00' to an iron pin, said iron pin being on the easterly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 2° 11' 39" E 200.00' to the point of beginning, containing 5.00 Acres, more or less.

Being the same property conveyed to James E. Futrell and wife, Linda K. Futrell by Deed from Clerk and Master on behalf of James William Wisener Jr., etal, dated December 14, 1978 and recorded January 2, 1979 in Book 5300, Page 848, Register's Office of Davidson County, Tennessee.

Linda K. Futrell, having died on March 5, 2025, her interest in said property vesting in James E. Futrell as the surviving tenant by the entirety.

James E. Futrell, having died testate on July 5, 2025, his interest in said property being conveyed pursuant to the terms of his Last Will and Testament, as shown in probate of record in Case No. 25P1664, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 14314 Old Hickory Boulevard Antioch, TN 37013

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is 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 that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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.

Jeremy Futrell, Executor of the Estate of James E. Futrell

STATE OF ~~TENNESSEE~~ COLORADO

COUNTY OF Davidson WELD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Futrell, Executor of the Estate of James E. Futrell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of James E. Futrell.

Witness my hand and official seal, this October 14, 2025.

Notary Public

My Commission Expires: 10/7/28

LISA JOYCE WEEKS
Notary Public
State of Colorado
Notary ID # 20164038447
My Commission Expires 10-07-2028

File #: 7345-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 October 16, 2025.

J. Carlton Drumwright

October 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY