#17771

Retu...
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 822
Nash..., TN 37217

WARRANTY DEED Abdullah-P25-0228	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2025. (Affix Seal) Notary Public My Commission Expires:

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s):
Immad Abdullah	SWBC Mortgage	133.07-0-001.00
159 McCall Street	9311 San Pedro #700	
Nashville, TN 37211	San Antonio TX 78216	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Rayford Woodrick, Jr., Sandra Rasberry, Woody Woodrick, aka Herbert L. Woodrick, Jr., Debbie Woodrick Hall, Thomas Cumberland and Becky Malley, aka Rebecca W. Malley and The Estate of Norman Earl Woodrick**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Immad Abdullah**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land on the Southernly margin of McCall Street, being all of the property described in Deed Book 5400, Page 390 of the Davidson County, Register's Office, and further described according to a Mortgage Loan Inspection dated 08/27/91 by Campbell Surveying Co., Inc., license no. 664, 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, as follows:

Beginning at a point in the southerly margin of McCall Street, being the northeast corner of the property described in Deed Book 1392, Page 166 and being the northwest corner of the herein described tract; thence south 2 degrees 45' west 216 feet to a point; thence south 87 degrees 15' east 85.2 feet to a point; thence north 2 degrees 45' east 216 feet to a point, said point being the northwest corner of propertydescribed in Deed Book 6342, Page 941 and the southerly margin of McCall Street; thence with said McCall Street north 87 degrees 15' west 85.2 feet to the point of beginning.

Being the same property conveyed to Norman E. Woodrick, unmarried by deed from Charles F. Barton and wife, Helen P. Barton of record in RB 8736, page 69, recorded on 09/23/1992, in the Register's Office for Davidson County, Tennessee

Norman E. Woodrick having died on 1-24-2025. By Affidavits of Heirship of record in Book * Page _____ and Book ** Page _____ and an Affidavit in Furtherance of Title of record in Book *** Page _____, the heirs at law of Norman Earl Woodrick are James Rayford Woodrick, Jr., Sandra Rasberry, Woody Woodrick, aka Herbert L. Woodrick, Jr., Debbie Woodrick Hall, Thomas Cumberland, and Becky Malley, aka Rebecca W. Malley, the Grantors herein.

* 20251022-0083971
** 20251022-0083972
*** 20251022-0083973

unimproved ☐
This is improved ☑ Property known as: **159 McCall Street, Nashville, TN 37211**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch # 1337058 **DEEDWARR**
10/22/2025 08:35:12 AM 13 pgs
Fees $68.00 Taxes $1,295.00

20251022-0083974

Witness my/our hand(s) this 14 day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr. as Administrator C.T A and Individually

Sandra Rasberry

Becky Malley

Woody Woodrick

Debbie Woodrick Hall

Thomas Cumberland

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C T A. of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr., Administrator C.T A

Witness my/our hand(s) this _____ day of October, 2025.

Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

Notary Public

My Commission Expires: _____

STATE OF MS

COUNTY OF Madison

Personally appeared before me, Sherrel A. Moffat, a Notary Public in and for said County and State, the within named Sandra Rasberry, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this 14th day of October, 2025.

Sherrel A. Moffat
Notary Public

My Commission Expires: _____

STATE OF MS OF MISSISSIPPI NOTARY PUBLIC ID # 26250 SHERREL A. MOFFAT Commission Expires Nov. 15, 2025 MADISON COUNTY

STATE OF MS

COUNTY OF Madison

Personally appeared before me, Sherrel A. Moffat, a Notary Public in and for said County and State, the within named Woody Woodrick, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Debbie Woodrick Hall, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Thomas Cumberland, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025

Witness my/our hand(s) this 15th day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr AS ADMINISTRATOR AND INDIVIDUALLY
James Rayford Woodrick, Jr as Administrator C T A and Individually

Sandra Rasberry

Becky Malley

Woody Woodrick

Debbie Woodrick Hall

Thomas Cumberland

STATE OF North Carolina

COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C T A of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr , Administrator C T A

Witness my/our hand(s) this 15th day of October, 2025

Leshaun Handsford
Notary Public

My Commission Expires 10-19-2028

LESHAUN HANDSFORD
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires. October 19, 2028

STATE OF North Carolina

COUNTY OF Haywood

Personally appeared before me, James Rayford Woodrick JR. a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this 15th day of October, 2025

Leshaun Handsford
Notary Public

My Commission Expires 10-19-2028

LESHAUN HANDSFORD
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires. October 19, 2028

Witness my/our hand(s) this 16 day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr as Administrator C T A and Individually

Sandra Rasberry

Becky Malley aka Rebecca W. Malley

Woody Woodrick

Debbie Woodrick Hall

Thomas Cumberland

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C.T.A of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr , Administrator C T A

Witness my/our hand(s) this _____ day of October, 2025

Notary Public

My Commission Expires _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025

Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sandra Rasberry, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Woody Woodrick, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF MS

COUNTY OF Lee

Personally appeared before me, Angel Sawyer, a Notary Public in and for said County and State, the within named Debbie Woodrick Hall, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this 16 day of October, 2025.

_____
Notary Public

My Commission Expires: March 4, 2026

State of Mississippi
ANGEL SAWYER, Notary Public
Monroe County
My Commission Expires March 4, 2026
Commission Number 123183

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Thomas Cumberland, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025

Witness my/our hand(s) this 16 day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr. as Administrator C.T.A and Individually

Sandra Rasberry

Becky Malley aka Rebecca W. Malley

Becky Malley aka Rebecca W. Malley

Woody Woodrick

Debbie Woodrick Hall

Thomas Cumberland

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C.T A of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr., Administrator C.T.A

Witness my/our hand(s) this _____ day of October, 2025.

Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025.

Notary Public

My Commission Expires: _____

Notary Public

My Commission Expires: _____

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, Carolyn E. Powell, a Notary Public in and for said County and State, the within named Becky Malley aka Rebecca W. Malley, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the ~~with~~ instrument for the purposes therein contained.

Witness my/our hand(s) this 16th day of October, 2025.

Notary Public

My Commission Expires: March 19, 2025

STATE OF MISSISSIPPI
CAROLYN E POWELL
NOTARY PUBLIC
Jones County
Commission Expires
March 19, 2029
COMMISSION NUMBER 57096

Witness my/our hand(s) this 13 day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr as Administrator C T A and Individually

Sandra Rasberry

Woody Woodrick

Becky Malley

Debbie Woodrick Hall

Thomas Cumberland

STATE OF MS

COUNTY OF RANKIN

WOODY WOODRICK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~James Rayford Woodrick, Jr.,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C T A of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr , Administrator C T A

Witness my/our hand(s) this 13 day of October, 2025

Jo-Anna Ray

Notary Public

My Commission Expires June 19, 2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 116758 JO-ANNA RAY Commission Expires June 19, 2028 RANKIN COUNTY

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

Notary Public

My Commission Expires _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sandra Rasberry, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

_____
Notary Public

My Commission Expires _____

STATE OF MS

COUNTY OF RANKIN JO-Anna Ray J.R.

Personally appeared before me, ~~Woody Woodrick~~, a Notary Public in and for said County and State, the within named Woody Woodrick, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this 13 day of October, 2025

Jo-Anna Ray
_____
Notary Public

My Commission Expires June 19, 2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 116758 JO-ANNA RAY Commission Expires June 19, 2028 RANKIN COUNTY

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Debbie Woodrick Hall, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

_____
Notary Public

My Commission Expires _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Thomas Cumberland, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

Witness my/our hand(s) this 17 day of October, 2025

The Estate of Norman Earl Woodrick

James Rayford Woodrick, Jr. as Administrator C.T.A. and Individually

Sandra Rasberry

Becky Malley aka Rebecca W Malley

Woody Woodrick

Debbie Woodrick Hall

Thomas Cumberland

Thomas Cumberland

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator C.T A of the Estate of Norman Earl Woodrick, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Rayford Woodrick, Jr , Administrator C T.A

Witness my/our hand(s) this _____ day of October, 2025.

Notary Public

My Commission Expires. _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Rayford Woodrick, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025

Notary Public

My Commission Expires _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sandra Rasberry, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Woody Woodrick, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Debbie Woodrick Hall, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this _____ day of October, 2025

_____
Notary Public

My Commission Expires: _____

STATE OF MISSISSIPPI

COUNTY OF PEARL RIVER

Personally appeared before me, Karen Donaldson, a Notary Public in and for said County and State, the within named Thomas Cumberland, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained

Witness my/our hand(s) this 17th day of October, 2025

Karen Donaldson
Notary Public

My Commission Expires: 10/24/2025



STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Becky Malley aka Rebecca W Malley, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the with instrument for the purposes therein contained.

Witness my/our hand(s) this _____ day of October, 2025.

_____
Notary Public

My Commission Expires: _____