NEW OWNER:
ZAREEF HALEEM
1105 LAKEWALK DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1452

Map & Parcel No.: 15011009000

Space for Recorder's stamp

Karen Johnson
Batch # 1353615
12/04/2025 08 33 08 AM
Fees $18 00 Taxes $936 10

Davidson County
DEEDWARR
3 pgs

20251204-0096196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Three Thousand and 00/100 Dollars ($253,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEANNA TAYLOR, ADMINISTRATOR C.T.A. OF THE ESTATE OF HAROLD R. TAYLOR** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ZAREEF HALEEM and AFAF GERGES, husband and wife** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 147, Plan of Towne Village of The Country, Section II, of record in Plat Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HAROLD RUSSELL TAYLOR, by Quitclaim Deed from Patricia Ann Taylor, dated September 16, 2017, and of record in Instrument No. 20171117-0118386, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Harold Russell Taylor and wife, Patricia Ann Taylor, by Deed from Gary W. Schulze and wife, Gail L. Schulze, dated October 19, 1990, and of record in Book 8221, Page 36, Register's Office for Davidson County, Tennessee. Harold Russell Taylor a/k/a Harold R. Taylor is now deceased, having died unmarried and testate on September 4, 2024, a resident of Davidson County, Tennessee. For further reference to title, see the Estate of Harold R. Taylor, of record in Docket No. 24P2423, in the Circuit Court of Davidson County, Tennessee, Probate Division, whereby pursuant to his Last Will and Testament, the real property owned by him at the time of his death was made a part of his probate estate, and his appointed Administrator C.T.A., DeAnna Taylor, shall have the authority to sell the real property as a part of the administration thereof without the joinder of any beneficiaries.

THIS IS IMPROVED PROPERTY more commonly known as **308 SHOPPE COURT, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 176 and 177, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of December, 2025.

ESTATE OF HAROLD R. TAYLOR

By: _____ Administrator
DEANNA TAYLOR, ADMINISTRATOR C.T.A.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEANNA TAYLOR, ADMINISTRATOR C.T.A. OF THE ESTATE OF HAROLD R. TAYLOR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2025.

_____
NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$253,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2025.

NOTARY PUBLIC

My commission expires: _____

RACHEL BURGESS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2029