Karen Johnson Davidson County
Batch# 1391200 DEEDWARR
03/10/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $37.00
20260310-0018988

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF March, 20 26

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Bekry R. Seman	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
17000 SE Hemrich Rd		09316028600
(ADDRESS)	(ADDRESS)	
Happy Valley, Oregon 97266		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James D. Kay Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Bekry R. Seman,** HEREINAFTER CALLED THE GRANTEE, HIS 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, being the East half of Lot #9 of Block "B" on the Plan of the HERMITAGE ADDITION to Nashville, of record in Plat Book 57, Page 43 of the Register's Office for Davidson County, Tennessee. Said East half of Lot #9 fronts twenty-five (25) feet on the South side of Green Street, and runs back between parallel lines one hundred sixty (160) feet to an alley, and being known as #121 and rear #121 Green Street.

Being the same property conveyed to James D. Kay, Jr., an individual, by Quitclaim Deed from Trenton Dean Watrous, as the Personal Representative of the Estate of Charles William Dorris, deceased, of record in Instrument No. 20230530-0040689, in the Register's Office of Davidson County, Tennessee, dated December 13, 2022 and recorded on May 30, 2023.

Being the same property conveyed to H. A. Group 1990, by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk & Master, of record in Book 8042, Page 964, in the Register's Office of Davidson County, Tennessee, dated September 06, 1989 and recorded on February 08, 1990. The said Charles William Dorris died on November 24, 2020, testate. See Probate Case 20P2099, Davidson County Circuit Court.

Being the same property conveyed to Johnie Freeman and wife, Frances Freeman, by Installment Deed from Charles H. J. Feigenbaum, unmarried man, of record in Book 879, Page 89, in the Register's Office of Davidson County, Tennessee, dated November 01, 1932 and recorded on November 04, 1932.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

Grantor Warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 121 Green St. Nashville, TN 37210
(House Number) (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 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 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 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 hand this 9th day of March, 2026.

James D. Kay Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James D. Kay Jr.** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 March 9, 2026.

Affiant Signature

3/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY