WARRANTY DEED

Karen Johnson
Batch # 1415146
05/04/2026 10:18:37 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20260504-0039349

LB-HD-26-516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEARS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**Same as New Owner**	
(NAME) **1200 Old Hickory Blvd.**	(NAME)	**025-03-0-005.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HELEN HALEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMIDULLAH DURANI, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 in the Second Revision of Moncrief Subdivision of the north part of the Allen Mathes Land at Goodlettsville, Tennessee, described according to a survey made March 3, 1953, by Stephen A. Draper, Surveyor, as follows:

Said Lot No. 68 fronts 100 feet on the north side of Moncrief Avenue and runs back between parallel lines south 61 degree 46' east, and shows 650.4 feet on the west line, 722 feet on the east line, and 123.4 feet on the rear line.

Being the same property conveyed to Charles R. Haley and wife, Helen Haley, deed from Ben D. Patterson and wife, Virginia Louise Patterson, of record in Book 4336, page 155, Register's Office for Davidson County, Tennessee.

The said Charles R. Haley having died on September 28, 2023, leaving his wife, Helen Haley, as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- DEDICATION OF WATERLINE EASEMENT of record in Instrument Number 20021028-0131923, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516 Moncrief Ave, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2026.

Helen Haley by Charles Haley, Attorney in Fact
Helen Haley by Charles Haley, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES HALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for HELEN HALEY, and is authorized by HELEN HALEY to execute this Instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No. 20260318-0021612, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212