Karen Johnson Davidson County
Batch# 1423253 DEEDWARR
05/20/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260520-0045638

WARRANTY DEED

STEPHANIE ANN COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2029

G-BMR-26-1931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/26/29
(AFFIX SEAL)

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)
Hany W Abdelshahid	New Owner	
(NAME)	(NAME)	**081-07-0-287.00**
1931 14th Ave N	527 Sunflower Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Smyrna, TN 37167	
(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, **ROY GILLESPIE, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANY ABDELSHAHID, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** 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 the easterly 93 feet of Lot No. 46 and the northerly 5 feet of the easterly 93 feet of Lot No. 44 on the map of W.S. Settle's Subdivision of Lot No, 7 of the Woodard property, as of record in Plat Book 57, page 132, said Register's Office.

Said part of Lots Nos. 44 and 46 front together 90 feet on the westerly side of 14th Avenue North and run back between parallel lines, with the southerly margin of Clay Street, 93 fect to a dead line.

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Being the same property conveyed to J. C. Head by Warranty Deed from Lillie Dunn of record in Book 4147, Page 676, Register's Office for Davidson County, Tennessee, dated June 29, 1967 and recorded on June 29, 1967.

Being the same property conveyed to Cassie Diane Wilcox by Installment Deed from J.C. Head and wife, Christine Head of record in Book 5313, Page 984, Register's Office for Davidson County, Tennessee, dated July 20, 1978 and recorded on July 20, 1978.

Being the same property conveyed to Roy Gillespie by Quitclaim Deed from Floyd Hollon of record in Book 9631, Page 6, Register's Office for Davidson County, Tennessee, dated July 11, 1994 and recorded on March 29, 1995.

Being the same property conveyed to Roy Gillespie Jr., an un-married man by Quitclaim Deed from Roy Gillespie Jr., an un-married man of record in Instrument No. 20130905-0094024 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 05, 2013

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1931 14th Ave N, Nashville, Tennessee 37208**.

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 5 DAY OF MAY, 2026.

Roy Gillespie, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY GILLESPIE, JR., 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.

Witness my hand and official seal, this the 5th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-5-26 (date of document).

Affiant Signature

5-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of May, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027