Karen Johnson Davidson County
Batch# 1435041 DEEDWARR
06/17/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20260617-0054835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,095,000.00

Ahmad Ata Alammuri
Affiant

Subscribed and sworn to before me, this 12TH DAY OF JUNE, 2026.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2/21/2027

(AFFIX SEAL)

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ahmad Ata Alammuri	New owner (NAME)	
5524 Traceside Dr (ADDRESS)	(ADDRESS)	061-11-0-157.00
Nashville, TN 37221-4069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pamela Kaye Dorris and Donna Faye Richman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ahmad Ata Alammuri, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property situated in Davidson County, Tennessee.

Being the northeast part of Lot No. 23 on the Map of Burrus Subdivision of record in Book 421, page 178, Register's Office for said County, described partly according to a survey made by Barge-Waggoner, Inc., Engineers, dated December 30, 1955, as follows:

BEGINNING at the southwest intersection of Virginia Street and Gallatin Road; thence with the margin of Gallatin Road, South 19° 45' West 77.75 feet to an iron pin in the north line of the Thurman Apple Property; thence along Apple's line, as established by deeds in Book 2489, page 71 and in Book 2489, page 83, North 70° 59' West 150 feet to an iron pin; thence North 19° 45' East 80.05 feet to an iron, pin in the south margin of Virginia Street; thence with the margin of the same, South 70° 07' East 150 feet to the point of beginning.

Being the same property conveyed to Edward A, Altrichter and wife, Dorothy W. Altrichter by Installment Deed from Sweeney-Clark Realty Company, Inc. of record in Book 3406, Page 329, Register's Office for Davidson County, Tennessee.

Edward A. Altrichter died January 2, 1991, survived by his wife Dorothy W. Altrichter.

Dorothy W. Altrichter died unmarried on October 31, 2017, survived by Donna Faye Richman and Pamela Kaye Dorris, the only children born to her, as set out on Affidavit of Heirship registered herewith as Instrument _202606170054834____, said Register's Office.

Dorothy W. Altrichter, Dorothy S. Altrichter, and Dorothy Sue Altrichter are the same person.

This property is not a residence of either grantor, her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4013 Gallatin Pike, Nashville, TN 37216
(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,

WARRANTY DEED
(Continued)

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 12th day of June, 2026.

Pamela Kaye Dorris

Pamela Kaye Dorris

Donna Faye Richman

Donna Faye Richman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Kaye Dorris and Donna Faye Richman, the herein bargainor(s), 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 12th day of June, 2026.

Notary Public

My Commission Expires: 7/9/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/12/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of June, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029