WARRANTY DEED

Karen Johnson Davidson County
Batch# 1477114 DEEDWARR
09/24/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20260924-0088577

File #26-DW-0747-JM

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Newar Kerim	**Rocket Mortage**	
(NAME)	(NAME)	
807 Indian Park Drive	**1050 Woodward Avenue**	**092 07 0 229.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	**Detroit, MI 48226-1906**	
(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,

BEVERLY MCCLAIN, JOYCE STRINGER, AND ELLA B. CLAY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NEWAR KERIM, A MARRIED PERSON,

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:

Being Lot No. 14, on the Map of T. J. HARDING'S SUBDIVISION OF LOT NO. 6, ELIZABETH HARDING LYTLE TRACT, as of record in Plat Book 161, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the West side of St. Charles Street or Avenue, and runs back between parallel lines 108 feet to an alley.

Being the same property conveyed to Beverly McClain, Joyce Stringer, and Ella B. Clay, by Executor's Deed from Ella Clay, Executrix and Personal Representative to the Estate of James Henry Jenkins, Sr., of record in Instrument No. 20240223-0012346, in the Register's Office of Davidson County, Tennessee, dated February 13, 2024 and recorded on February 23, 2024.

Being the same property conveyed to James H. Jenkins, Sr., by Warranty Deed from Joseph Tinner, Frances Tinner Parchman, Emma Gibbs, Hazel Gibbs and Lorena Tinner, of record in Book 6710, Page 640, in the Register's Office of Davidson County, Tennessee, dated November 15, 1985 and recorded on November 15, 1985. The said James H. Jenkins, Sr. having since died on May 16th, 2023. Also see Probate Docket No. 23P1088, in the seventh circuit court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. J. HARDING'S SUBDIVISION OF LOT NO. 6, ELIZABETH HARDING LYTLE TRACT, as recorded in Plat Book 161, Page(s) 11.
(No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **747 22nd Avenue, Nashville, TN 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 23rd day of September, 2026.

Beverly McClain

Joyce Stringer

Ella B. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Beverly McClain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2026.

Notary Signature
My commission expires: **01/22/2030**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Joyce Stringer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2026.

Notary Signature
My commission expires: **01/22/2030**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Ella B. Clay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2026.

Notary Signature
My commission expires: **01/22/2030**

True Copy Certification

I, **Denise Woods,** 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 this the 23 day of September, 2026.

Denise Woods
Affiant Signature
Date 9-23-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027