WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. [illegible]
TG: 1083595
Tribeca No: 248751

State of Tennessee
County of ~~Williamson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 4, LLC	New Owner	150-14-0A-012.00
(NAME)	(NAME)	
PO Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 26253 **DEEDWARR**
11/16/2017 09:41:29 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171116-0117702

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Berivan Yahya and Nash Doski f/k/a Nashwan Alothman, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 4, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEES, their 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 Lot No. 12 on the Plan of Calumet, Phase 1 of record in Plat Book 6900, Page 673, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Berivan Yahya and Nashwan Alothman, husband and wife, by Warranty Deed from Clifford Donoho and Kathy Donoho, husband and wife, of record in Instrument No. 20131205-0124115, Register's office for Davidson County, Tennessee. Nashwan Alothman changed his name to Nash Doski. A petition for name change filed in the U.S. District of Middle Tennessee. Nash Doski being one in the same as Nashwan Alothman.

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

unimproved ☐

This is improved ☑ property, known as 4029 Calumet Dr., Antioch, TN 37013
(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/our hands this 8th day of November, 2017.

Berivan Yahya

Nash Doski f/k/a Nashwan Alothman

State of Tennessee
County of Williamson

Personally appeared before me Berivan Yahya and Nash Doski f/k/a Nashwan Alothman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2017.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12652