RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810590

Bill Garrett Davidson County
Batch# 109309 DEEDWARR
06/26/2018 03:38:25 PM 2 pgs
Fees: $13.00 Taxes: $1,170.68

20180626-0061648

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Noel Bisesti and Ashley Bisesti<br>1715 23rd Ave. N.<br>Nashville, TN 37208 | Same address as new owner | 081 10 0 243.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixteen Thousand Four Hundred and 00/100 Dollars ($316,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **N 23RD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOEL BISESTI AND ASHLEY BISESTI**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 378, J.M., T.J. and G.W. Harding's Plan as shown on plat of record in Plat Book 21, Page 80 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to N 23rd Development, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Brian Perkins, dated October 23, 2017 and recorded on October 26, 2017 at Instrument No. 20171026-0109676, Register's Office for Davidson County, Tennessee.

Previously being that same property conveyed to Brian Perkins, married by Warranty Deed from Khurshid Ismoilov, unmarried, dated March 28, 2017 and recorded on March 29, 2017 at Instrument No. 20170329-0030497, said Register's Office. Previously being the same property conveyed to Khurshid Ismoilov, unmarried by Magi Group, LLC, a Tennessee limited liability company, dated January 13, 2017 and recorded at Insrument No. 20170118-0005152, said Register's Office. Previously being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company, by deed from JUdy Dunn, Heir at Law of James L. Dunn, recorded December 13, 2016 at Instrument NOo. 20161213-0130528 and further bieng the same property conveyed to James L. Dunn by Warranty Deed from Eugene Apples as Executor of the Estate of Roy Eugene

North, Sr., deceased, recorded December 11, 2012 at Instrument No. 20121211-0114043, corrected in Instrument No. 20161005-0105401, said Register's Office. The same James L. Dunn having since died intestate on May 16, 2016, and whose probate estate was being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-1513.

The address of the herein described property is believed to be 1715 23rd Avenue North, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of June, 2018.

Lauren Perkins

by: Lauren Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lauren Perkins, Member for N 23rd Development, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2018.

Notary Public

JILL RODRIGUEZ

Printed Notary Name

My commission expires: 10-1-21

