WARRANTY DEED

File #18365

Bill Garrett Davidson County
Batch# 116515 DEEDWARR
07/16/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20180716-0068570

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xhemal Roshi	New Owner	107050B21500CO
(NAME)	(NAME)	
215 Oak Grove Drive	PO Box 148195	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ArtiZen Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xhemal Roshi,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 215 on the Plan of addition to Five Oaks Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to ArtiZen Properties, LLC by Warranty Deed from Alex Yaser Mustafa, unmarried dated June 1st 2016 and recorded June 3rd 2016 of record in Instrument No. 20160603-0056234 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 215 Oak Grove Drive, Nashville, TN 37217
(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 hand this 13th day of July, 2018.

ArtiZen Properties, LLC

By _____
Casey Huynh, Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Casey Huynh, Partner for ArtiZen Properties, LLC, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Partner, for ArtiZen, LLC and that he/himself as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of ArtiZen Properties, LLC by herself as ArtiZen Properties, LLC.

Witness my hand and official seal at Nashville, TN, this 13th day of July, 2018.

_____
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:

11/5/2019

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212