RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Y Johnson Davidson County
Batch# 144402 DEEDWARR
09/24/2018 10:59:35 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20180924-0094329

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018080023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $480,000.00

Sworn to and subscribed before me this 21st day of September, 2018.

Affiant

Notary Public 8-20-2019

Address of New Owner:
Shayan Ahsan Ahmed
1819 6th Avenue North
Nashville, TN 37208

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
081-080-228.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MaKenzie A. Bickley fka MaKenzie A. Williams, and Greer M. Bickley, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shayan Ahsan Ahmed, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the North 35 feet of Lot No. 444 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 35 feet on the North side of Avenue North and extends back 117 feet 3 inches on the North line and 130 feet more or less on the South line, to an alley in the rear measures 35 feet more or less thereon.

Being the same property conveyed to MaKenzie A. Williams, single woman by Warranty deed from Trust Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20140703-0058884 Register's Office for Davidson County, Tennessee, dated July 02, 2014 and recorded on July 03, 2014.

Greer M. Bickley joins in the execution of this Deed to convey all right, title and interest, marital or otherwise, in the subject property.

This is improved property known as **1819 6th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21st day of September, 2018.

MaKenzie A Bickley by attorney in fact
MaKenzie A. Bickley by Greer M. Bickley, attorney in fact

Greer M. Bickley

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Greer M. Bickley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2018.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this 21st day of September, 2018, before me personally appeared Greer M. Bickley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of MaKenzie A. Bickley, and acknowledged that [s]he executed the same as the free act and deed of MaKenzie A. Bickley for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2018.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019