# WARRANTY DEED

Karen Johnson Davidson County
Batch# 214575 DEEDWARR
04/05/2019 11:13:35 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190405-0031178

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires January 14, 2023

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Linda A. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019

April

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Property Owner 9, LLC, a Delaware Limited Liability Company | Property Owner 9, LLC, a Delaware Limited Liability Company | 164070a01600co |
| (NAME) | (NAME) | |
| P.O. Box 4090 | P.O. Box 4090 | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Hamid Hadi and Nilab Sidiqi, husband and wife and Zabi Hadi and Anghiza Miskinmal, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 9, 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, being Lot No. 16, on the Plan of Final Plat, Section One, Harvest Grove (Formerly Tillman), "Cluster Lot Subdivision," as the same appears of record in Instrument No. 20060726-0090037, and amended at Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for particular description.

Being the same property conveyed to Hamid Hadi, an unmarried person and Zabi Hadi, an unmarried person, by Warranty Deed of record in Instrument No. 20071210-0142580, Register's Office for Davidson County, Tennessee.
Further being conveyed by Quitclaim Deed recorded at Instrument No. 20141217-0015120, in the Said Register's Office.

Nilab Sidiqi joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Anghiza Miskinmal joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 145 Grovedale Trail, 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 29th day of March, 2019.

Hamid Hadi

Nilab Sidiqi

Zabi Hadi

Anghiza Miskinmal

State of Tennessee
County of Davidson

Personally appeared before me Hamid Hadi, Nilab Sidiqi, Zabi Hadi, and Anghiza Miskinmal, 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 28 day of March, 2019.

Notary Public
My Commission Expires: _____

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

Return to :
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: 901-260-4055
File No. 19110082
TG: 7480262
Tribeca No. 309961