14088

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 268633 DEEDWARR
08/08/2019 10:11:34 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190808-0079013

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, TN 38138

WARRANTY DEED

Effective as of the 6th day of August, 2019, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **STS ASSETS 1, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Ali Ibrahim Mohammed and Fatima Shemssulld Haji, husband and wife,** hereinafter called the Grantee, their successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot No. 196 on the Plan of Sugar Valley, Section Four, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 2000005230051444, to which plan reference is hereby made for a more complete description.

This real property being part of the property conveyed to Grantor by deed of record at Instrument No. 20190507-0042846 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for building lines, subdivision restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of as record in Instrument No. 20000523-0051444, amended in Instrument No. 20010223-0014202, and Plat Book 9700, Page(s) 374; declaration of covenants, conditions and restrictions recorded in Book 11069, Page 14 and in Instrument No. 20000523-0051637 and amended in Instrument No. 20040203-0013041; terms and provisions of bylaws of Sugar Valley Homeowners' Association, Inc. recorded in Book 11069, Page 24; the charter of Sugar Valley Homeowners' Association, Inc. of record in Book 10169, Page 6; and easements of record as recorded in Book 11262, Page 933; Book 11338, Page 734; Book 11338, Page 743; Book 11436, Page 750 and in Instrument Nos. 20010404-0032941 and 20040205-0014018, all in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Austin, Texas on this 6 day of August, 2019.

GRANTOR:

STS ASSETS 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Karen McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Supervisor for Main Street Renewal, LLC, the Authorized Signor SFRA III, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 6th day of August, 2019.

_____
Notary Public

My Commission Expires:

12/4/21

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

New Owner Name and Address to:
Ali Mohammad and Fatima Haji
6732 Sugar Hill Drive
Nashville, TN 37211

Property Address:
6732 Sugar Hill Drive
Nashville, TN 37211

Mail tax bills to:
Ali Mohammad and Fatima Haji
6732 Sugar Hill Drive
Nashville, TN 37211

Parcel I.D. Number:
181010A14200CO

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $310,000.00.

_____
AFFIANT

7th Subscribed and sworn to before me this ____ day of August, 2019.

_____
NOTARY PUBLIC

Commission expires: _____