Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0464S-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Natalie Davenport State of Tennessee Notary Public Rutherford County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2019

Notary Public
My Commission Expires 9/19/21

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Zirevan Suleyman<br>417 Dunalie Drive<br>Nashville, TN 37217 | New Owner | Map/parcel: 119-04-0-096.00 |

**WARRANTY DEED**

FOR AND IN 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, I/WE

**Thomas J. McGann**

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Zirevan Suleyman, a married man**

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 31 on the Plan of Section Three, Glencliff Estates, of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. McGann by Warranty Deed from Jason Eric Agran, unmarried, dated 8/26/14 and recorded 8/27/14 in Instrument No. 20140827-0078322, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 271764 DEEDWARR
08/15/2019 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190815-0081684

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 324 Lawndale Drive Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of August, 2019

Thomas J. McGann

STATE OF New York

COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Thomas J. McGann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 12 day of August, 2019

Notary Public

My Commission Expires:
5/27/22

LAURENCE HALL
Notary Public - State of New York
No. 01HA4860297
Qualified in Nassau County
My Commission Expires May 27, 2022

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Natalie Davenport**, a notary public for this county and state, **Christy Fielder** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6/19/24

Notary Seal

