THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1989
Parcel ID: 147-12-0-011

Property Address:
4951 Hopedale Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 273413 DEEDWARR
08/19/2019 10:54:55 AM 2 pgs
Fees: $13.00 Taxes: $851.00



20190819-0082847

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Ines M Sayani
4813 Humber Drive
Nashville, TN 37211

Address of New Owner:
Ines M Sayani
4813 Humber Drive
Nahsville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **LARRY JOHNSON, unmarried,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **INES M. SAYANI, unmarried,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Beverly Heights, as of record in Book 2331, page 26, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 154.64 feet on the west side of Hopedale Drive, and runs back between lines, 245.4 feet on the north line, and 170.3 feet on the south line, to a dead line in the rear measuring 167.1 feet thereon.

Being the same property conveyed to LARRY JOHNSON by Deed dated September 17, 2014 from ROBERT M. JOHNSON, recorded September 17, 2014, in Instrument Number 20140917-0085153, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 4951 Hopedale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 2331, page 26, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 15 day of August, 2019.

LARRY JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LARRY JOHNSON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 15 day of August, 2019.

Notary Public

My Commission Expires: 2-4-23

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $230,000.00.

Affiant

SWORN TO and subscribed before me on this 15 day of August, 2019.

Notary Public

My Commission Expires: 2-4-23

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY