Karen Johnson Davidson County
Batch# 284460 DEEDWARR
09/11/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.23
20190911-0092164

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

NEW OWNER:
Hoshyar Mohammedameen and Abdulgader Mohammedameen
675 Huntington pkwy
Nashville, TN 37211

SEND TAX BILL TO:
New owner at property address

MAP & PARCEL:
~~161060102.00~~
16106010200

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **JRB Realty, LLC, and Holly Vaezi, married,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Hoshyar Mohammedameen and Ekhlas A. Mohammed Ameen, Husband and Wife,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, Tennessee, being further described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Huntington Park Subdivision, Section 1, as of record in Book 4175, page 10, Register's Office for said County Said Lot No. 78 fronts 75.0 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a line the rear on which it measures 75.0 feet.

Being the same property conveyed to Ronald Wayne Crosier and wife, Lanette Louise Crosier by Warranty Deed from Herbert H. Highfill, Jr., and wife, Virginia R. Highfill, dated 5/30/1995 and recorded 6/15/1995, of record in Book 9699, page 952, Register's Office for Davidson County, Tennessee. Being further conveyed to Lanette Louise Crosier by Quit Claim Deed from Ronald Wayne Crosier, dated 2/19/2001 and recorded 4/1/2002, of record in Instrument No. 20020401-0039211, Register's Office for Davidson County, Tennessee. Being further conveyed to JRB Realty, LLC and Holly Vaezi, married, by Warranty Deed from Lanetta Louisa Boyd, aka Lanetta Louisa Crosier, married and Bethany S. Reynolds, married, dated 4/24/2019 and recorded 4/26/2019, of record in Instrument No. 20190426-0038363, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4175, Page 10, in the Register's Office of Davidson County, Tennessee.
3. Deed Restrictions recorded at Book 4225, Page 778, in the said Register's Office.

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, his heirs and assigns, forever;

AND **JRB Realty, LLC and Holly Vaezi, married,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **JRB Realty, LLC and Holly Vaezi, married,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 675 Huntington Pkwy., Nashville, TN 37211

Executed on this 10th of September, 2019.

Todd McNeely Chief Manager

JRB Realty, LLC
By Todd McNeely, Member

Holly Vaezi

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Todd McNeely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of JRB Realty, LLC the within named bargainer, a company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Member with full power and authority.

Witness my hand this 10th of September, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Holly Vaezi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 10th of September, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $327,900.00

Hoshyar Mohammedameen
Affiant

Sworn to and subscribed to me, the undersigned, 10th of September, 2019.

Notary Public

My Commission Expires: 9/25/19

Certificate of Authenticity

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

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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