WARRANTY DEED

Karen Johnson Davidson County
Batch# 289353 DEEDWARR
09/23/2019 08:42:27 AM 2 pgs
Fees: $13.00 Taxes: $991.23

20190923-0096088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Ann Piekos,An Unmarried woman and Patricia Ann Piekos and Paul Joseph Piekos wife and husband	Same	
	(NAME)	
5805 Robertson Ave		091-10-0-239.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ideal Solutions, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacqueline Ann Piekos,An Unmarried woman and Patricia Ann Piekos and Paul Joseph Piekos wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NORTHERLY 123.9 FEET OF THE EASTERLY 154 FEET OF LOT NO. 16 ON THE PLAN OF THE B. F. COCKRILL FARM AS OF RECORD IN BOOK 161, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY CAMPBELL SURVEYING DATED NOVEMBER 20, 1986, AS FOLLOW: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ROBERTSON ROAD, SAID POINT BEING 104 FEET WESTERLY FROM THE INTERSECTION OF THE SAID SOUTHERLY MARGIN OF ROBERTSON ROAD AND THE CENTER OF SNYDER, FORMERLY FOSTER AVENUE; THENCE WITH THE SAID CENTER OF ROBERTSON ROAD, WESTWARDLY 50.0 FEET; THENCE AT A RIGHT ANGLE SOUTHWARDLY 123.9 FEET TO A POINT; THENCE AT A RIGHT ANGLE EASTWARDLY 50.0 FEET TO A POINT; THENCE AT A RIGHT ANGLE NORTHWARDLY 123.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS LLC BY WARRANTY DEED FROM AY RENTALS, LLC OF RECORD IN INSTRUMENT NO. 20161103-0116396 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 5805 Robertson Ave, Nashville, TN 37209
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 18th day of September, 2019.

Adeel Mohammad, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Ideal Solutions, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of Adeel Mohammed of Ideal Solutions, L.L.C. as Member.

Witness my hand and official seal, at office, on this the 18th day of September, 2019

Notary Public

My commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072