Karen Johnson Davidson County
Batch# 301455 DEEDWARR
10/16/2019 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $612.35
20191016-0106012

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2415

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of September, 2019

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mivan S. Hasan 1700 Underwood Street Nashville, TN 37208	Diluvan Shabban Hassan 117 Globe Irvine, CA 92618	081-15-0-229.00

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,

Cordelia Chinwe Nwozo, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mivan S. Hasan, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly part of Lot No. 381 and part of the southeasterly part of Lot No. 382 on the Plan of D. T. McGovock, Wetmore and Others 2nd Addition to Nashville, called the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots 181 and 182 front 25 feet 3 1/2 inches, more or less on the northerly side of underwood Street and runs back 153.5 feet, more or less, on the westerly line and 159 feet on the easterly line, along with the westerly margin of 17th Avenue North, to an alley in the rear, measuring 25 feet, more or less, thereon.

Being the same property conveyed to Cordelia Chinwe Nwozo and Madubueze, husband and wife by Warranty deed from Southeast investments, LLC of record in Instrument No. 20080109-0002585 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on January 9, 2008.
Being the same property conveyed to Cordelia Chinwe Nwozo by Quitclaim deed from Madubueze U. Nwozo of record in Instrument No. 20181211-0120267 Register's Office for Davidson County, Tennessee, dated December 6, 2018 and recorded on December 11, 2018.
Being also known as 1700 Underwood Street Nashville, Tennessee 37208.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 1700 Underwood Street, Nashville, TN 37208

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 so 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 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 20th day of September, 2019.

Cordelia Nwozo

Cordelia Chinwe Nwozo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cordelia Chinwe Nwozo** 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 and official seal at Brentwood, Tennessee this 20th day of September, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October
(Notary Seal)

Notary Public
My Commission Expires: October 25, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/8/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY