Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-21-20-1429B

Karen Johnson Davidson County
Batch# 368192 DEEDWARR
03/05/2020 03:03:13 PM 2 pgs
Fees: $13.00 Taxes: $1,604.88
20200305-0025097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 433,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2020.

Notary Public
Commission Expiration: 7/6/20

LDANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Richard Sloven 1429 B Litton Avenue Nashville, TN 37216	new owner	-72 11-1L 002.00

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, WE, **Quality Construction Investment, Inc**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Sloven** 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: unmarried

Property known as 1429 B Litton Avenue Nashville, TN 37216, County of Davidson to-wit:

Land in Davidson County, Tennessee, being Unit B of 1429 Litton Avenue Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180809-0078717, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Quality Construction Investment, Inc.by deed from Josh Hellmer, married, dated 08/14/2018 filed and recorded 08/20/2018 of record in Instrument No. 201808200082355 said Register's Office.

Tax Map and Parcel ID is as follows 72 11-1L 002.00

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.

This is improved property known as 1429 B Litton Avenue, Nashville, TN 37216

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 unemcumbered, 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.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Corporation this the 28 day of February, 2020.

Rahim Ashari
President of Quality Construction Investment, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, the within named **Rahim Ashari,** President of Quality Construction Investment, Inc., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of February, 2020.

NOTARY
My commission expires: 12/05/2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Corporation this the 28 day of February, 2020.

John Rahimi
Vice President of Quality Construction Investment, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, the within named **John Rahimi,** Vice President of Quality Construction Investment, Inc., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of February, 2020.

NOTARY
My commission expires: 12/05/2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020