Karen Johnson Davidson County
Batch# 374350 DEEDWARR
03/18/2020 01:20:03 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20200318-0030020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of March, 2020.

(Affix Seal) Notary Public

My Commission Expires: 3/26/22

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

2020-1048-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alan Llanas and Alizeh M. Yusuf 505 Harpeth Trace Drive Nashville, TN 37221	Mortgage Research Center 1400 Veterans Memorial Dr. Columbia, MO 65203	Map/Parcel 143-02-0A-036.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Diane Oppenheim, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan Llanas and Alizeh M. Yusuf**, husband and wife, 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 Lot No. 36 on the Plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, page 751, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Oppenheim, a single woman, by Warranty Deed from Sean Chism and Lucy Chism, husband and wife, dated September 14, 2018, of record in Instrument No. 20180914-0091597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020 a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record, and any claims or rights of use of others to that portion of the subject property on which the brick mailbox for 501 Harpeth Trace Drive, Nashville, Tennessee 37221 is located.

This is improved property known as 505 Harpeth Trace Drive, Nashville, TN 37221 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Dated effective the 16 day of March, 2020:

Diane Oppenheim

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13th day of March, 2020, before me personally appeared Diane Oppenheim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2020.

Notary Signature
My commission expires: 10/29/2023

