Karen Johnson Davidson County
Batch# 382058 **DEEDWARR**
04/06/2020 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200406-0036394

WARRANTY DEED

2020-1751

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 3rd day of April, 2020.

Notary Public

(Affix Seal)
My Commission Expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas J. Pacil 2018 B Owen Street Nashville, TN 37208	NEW OWNER	081.07-21-002.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **American Dream Developers, Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas J. Pacil, a Married Man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit B of the Declaration of Covenants, Conditions and Restrictions for 2018 Owen Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument #20180329-0029616, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Dream Developers, Inc from David Hardy and Mary Ford and Howard Coats and Robert Hardy and Marion Ford and Linda Braddy and Virginia Fisher and George Thomas Hardy, heirs of Lillie Pearl Batey, and Sallie O'Bryant Harris, heir of John Hardy, the deceased heir of Lillie Pearl Batey, and Carlissa Holt and Carlos Holt, heir of Carolyn Hardy, the deceased heir of Lillie Pearl Batey by Warranty Deed dated October 20, 2017 and recorded November 20, 2017 in Instrument #20171120-0119016 and from William Cee Brown by Quitclaim Deed dated March 26, 2018 and recorded May 7, 2018 in Instrument #20180507-0043357, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2018 B Owen 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 3rd day of April, 2020.

April 3rd, 2020

American Dream Developers, Inc.
By: Yasin Kokoye, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Yasin Kokoye, 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 President(or other officer authorized to execute the instrument) of American Dream Developers, Inc. the within named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this 3rd day of April, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

