Karen Johnson Davidson County
Batch# 392163 DEEDWARR
04/27/2020 01:13:29 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200427-0043801

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me this 24th day of April, 2020.

Notary Public
My commission expires: 1/24/22

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
1625 23rd Avenue, LLC		081-10-0-352
1625 23rd Ave North	New Owner	
Nashville, TN 37208		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Hazhar Busally, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **1625 23rd Avenue, LLC, a Limited Liability Company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee, being north 51 feet 10 1/2 inches of the East 147 feet of Lot 12 Plan of the Georgia Industrial Realty Company's Subdivision in north Nashville, Tennessee, or record in Book 421 page 188, of the Register's Office for said county, and described according to a survey thereof made October 17, 1932, by W.B. Southgate, Surveyor, as follows: BEGINNING at an iron pin, in the southwest intersection of Osage Street and 23rd Avenue North; thence with the westerly margin of 23rd Avenue North southerly 51 feet 10 1/2 inches to a stake at the northeast corner of the property conveyed to A.W. Fisher and wife, Mattie B. Fisher, by deed from Mrs. C.G. Fisher and husband, of record in Book 658, page 45. of said Register's Office; thence along A.W. Fisher's northerly line and parallel to the southerly margin of Osage Street westerly 147 feet to a point which is 63 feet east of the line between Lots No. 12 and 13; thence northerly parallel to said line 51 feet I0 1/2 inches to the southerly margin of Osage Street: thence with the margin of the

same easterly 147 feet to the point of beginning. INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND: Is a certain tract or parcel of land conveyed from Roger Lawson and Jimmy Lawson to Metropolitan Government of Nashville and Davidson County. Tennessee of record in Book 5791, page 552, more particularly described as follows, to-wit: Part of the tract fronting 51.87 feet on the west side of 23rd Avenue. North as conveyed to us by Deed recorded In Book 5014, page 459. Register's Office at Davidson County, Tennessee, and being described as the easterly 8.6 feet of this tract containing 446.13 square feet.

Being a portion of the same property conveyed to Hazhar Busally by Trustee's Deed from Mark A. Hayes Trustee of record in Instrument No. 20121220-0117526 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the Plan of the Georgia Industrial Realty Company's Subdivision in North Nashville, Tennessee, of record in Book 421 page 188 Register's Office for Davidson County, Tennessee

2. The acreage mentioned in the legal description is only for convenience in identifying the tract insured. It is not intended that the policy insure the amount of acreage.

This property is improved property known as 1625 23rd Avenue North, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of April, 2020.

Hazhar Busally

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2020, before me personally appeared Hazhar Busally, 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 24th day of April, 2020.

Notary Signature
My commission expires: 2/12/23

