Karen Johnson Davidson County
Batch# 398017 **DEEDWARR**
05/08/2020 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200508-0048344

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2020.

Dana Dellworth
Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

DANA DELLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hasan A. Dosky, married | new owner (NAME) | 133 14 0 102.00 |
| 4810 Lynn Dr (ADDRESS) | 675 Harding Pl 63 (ADDRESS) | 133 14 0 102.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37211 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Home Repair Doctors, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hasan A. Dosky, married, 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. 2 on the Plan of James Dey Subdivision of record in Instrument No. 20171018-0106773, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Home Repairs Doctor, LLC, a Tennessee limited liability company from Ray Dey and Shirley Ann Dey, husband and wife, of record in instrument no. 20190513-0044370 in the Register's Office for Davidson County, Tennessee

Home Repairs Doctor, LLC a Tennessee limited liability company is one in the same as Home Repair Doctors, LLC a Tennessee limited liability company.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 4810 Lynn Dr, Nashville, TN 37211
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 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 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 29th day of April, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # A-HD-20-4810

# WARRANTY DEED
(Continued)

Home Repair Doctors, LLC

BY: _____
Adeel Mohamed, Member

STATE OF Tennessee )
County OF Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ADEEL MOHAMED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Home Repair Doctors, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President (or other authorized officer).

Witness my hand, at office, this 29th of April, 2020.

_____
Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

**RETURN TO:**
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072