39B

Warranty Deed

Karen Johnson Davidson County Batch# 400760 DEEDWARR 05/15/2020 08:38:55 AM 2 pgs Fees: $13.00 Taxes: $2,845.30 20200515-0050414	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 769,000.00 Affiant Subscribed and sworn to before me, this the 13th day of May, 2020. Notary Public My commission expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kareem Tawfik Breanna Lustre	Regions Bank	083-06-0-068.00
1612 Sumner Avenue	2050 Parkway Office Cir	
Nashville, TN 37206	Birmingham AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID CONKLIN AND RACHEL CONKLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREEM TAWFIK AND BREANNA LUSTRE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 18 on the Map Showing Subdivision of Lots No. 8, 9 and 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B" and all of Block "C" in Subdivision of "Weakley Place" of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50.0 feet on the Southerly side of Sumner Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Sustainable Community Development, LLC, a Tennessee limited liability company by Warranty deed from Blanche V. Hunter, unmarried of record in Instrument No. 20170705-0067589 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

Being the same property conveyed to David Conklin and Rachel Conklin, husband and wife by Warranty deed from Sustainable Community Development, LLC, a Tennessee limited liability company of record in Instrument No. 20181121-0114849 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 21, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1612 Sumner Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2020.

David Conklin

Rachel Conklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Conklin and Rachel Conklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2020.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021