Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 7, 2021

J-AR-20-1524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 413937 DEEDWARR
06/12/2020 01:27:42 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200612-0060438

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Joseph Washington and Giovonnie Rae Pierce	NEW OWNER	
(NAME)	(NAME)	**081-15-0-014.00**
1524 23rd Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PETER ZAREE, SINGLE, AND EBRAM NASHED, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC JOSEPH WASHINGTON AND GIOVONNIE RAE PIERCE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Southerly 16 2/3 feet on Lot No. 135 and the Northerly 16 2/3 feet of Lot No. 136 on the plan of S. A. Champion's Subdivision of part of the Harding Property, as of record in Book 161, Page 132, Register's Office for said County.

Said parts of said lots adjoin and front together 33 1/3 feet on the Easterly side of 23rd Avenue North and run back between Parallel lines 150 feet to an alley.

Being the same property conveyed to Bessie Bowling, a widow by Warranty deed from Joe R. Wallace of record in Book 5565, page 470, Register's Office for Davidson County, Tennessee, dated January 25, 1980 and recorded on February 12, 1980.

Being the same property conveyed to Samuel Clark and Bessie Bowling by Quitclaim deed from Bessie Bowling of record in Instrument No. 20110809-0061143, and The Last will and Testament recorded in Instrument No. 20180808-0078056, and Affidavit of Heirship Re Mary Beasley recorded in Instrument No. 20190912-0092577, and Affidavit of Heirship Re Samuel Lee Clark recorded in Instrument No. 20190912-0092578, and Affidavit of Heirship Re Mary Beasley recorded in Instrument No. 20190912-0092579, and Affidavit of Heirship Re Samuel Lee Clark recorded in Instrument No. 20190912-0092580, and Order to Probate for Muniment of Title only recorded in Instrument No. 20180808-0078055, Register's Office for Davidson County, Tennessee, dated August 04, 2011 and recorded on August 09, 2011.

Being the same property conveyed to Peter Zaree and Ebram Nashed by Warranty deed from Jemond Folami, Topeka S. Williams of record in Instrument No. 20190913-0093221 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on September 13, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190918-0094824, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1524 23rd Ave, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10 DAY OF JUNE, 2020.

Peter Zaree

Peter Zaree

Ebram Nashed

Ebram Nashed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
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Nashville, TN 37212