PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 430252 DEEDWARR
07/02/2020 03:13:43 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200702-0072052

W & I Ref: (DM) Title No.: 60977-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christina L. Leath 2018A Owen St Nashville, TN 37208	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288-0544

TAX MAP PARCEL NUMBERS: 081072I001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **American Dream Developers, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina L. Leath** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2018 Owen Street Townhomes of record in Inst. No. 20180329-0029616, Register's Office for said County, to which Plan reference is made for a more complete description.

Being part of the same property conveyed to American Dream Developers, Inc., by Warranty Deed from David Hardy, Mary Ford, Howard Coats, Robert Hardy, Marion Ford, Linda Braddy, 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 Hardy (erroneously referred to as "Carlos Holt" but signed as Carlos Hardy), heirs of Carolyn Hardy, the deceased heir of Lillie Pearl Batey, dated October 20, 2017 an recorded on November 20, 2017, of record in Inst. No. 20171120-0119016, Register's Office for Davidson County, Tennessee, corrected by Affidavit of Scrivener's Error in Inst. No. 20200609-0058889, said Register's Office. By Quitclaim Deed of record in Inst. No. 20180507-0043357, said Register's Office, William Cee Brown conveyed his interest in subject property to American Dream Developers, Inc. By Quitclaim Deed of record in Inst. No. 20200406-0036482, said Register's Office, Reba Taylor conveyed her interest in subject property to American Dream Developers, Inc. By Quitclaim Deed of record in Inst. No. 20200609-0058887, said Register's Office, John Hardy, Jr. conveyed his interest in subject property to American Dream Developers, Inc. By Quitclaim Deed of record in Inst. No. 20200609-0058888, said Register's Office, Samuel M. Holt conveyed his interest in subject property to American Dream Developers, Inc. By Affidavit of Heirship of record in Inst. No. 20200609-0058890, corrected by Affidavit of Scrivener's Error of record as Inst. No. 20200610-0059591, said Register's Office, the heirs at law of Lillie Pearl Batey (formerly known as Lillie Pearl Couch) were established. The said Reba Taylor and Samuel Holt are not heirs at law of Lillie Pearl Batey and had no interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters on the Plan of record shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2018 Owen Street Townhomes of record in Inst. No. 20180329-0029616, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions for 2018 Owen Street Townhomes of record in Inst. No. 20180329-0029616, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2018A 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2020.

American Dream Developers, Inc.

By: _____ July 1st, 2020
Yasin Kokoye, CEO

State of Tennessee

County of Davidson

Before me, the undersigned, 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 and was identified as _____ (or other officer authorized to execute this instrument) of **American Dream Developers, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 1st day of July, 2020.

_____
Notary

My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

_____
Affiant

Sworn and subscribed before me this 1st day of July, 2020.

_____
Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022