WARRANTY DEED

Karen Johnson Davidson County
Batch# 455449 **DEEDWARR**
08/12/2020 02:59:11 PM 2 pgs
Fees: $13.00 Taxes: $325.60

20200812-0090210

A-DBRE-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07 09 2024

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)
Mina Shahta	**New Owner**	
(NAME)	(NAME)	
92 Maury Street		**093-16-0-074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JOSH LEE HELLMER AND RONALD LEE BOOTH, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA SHAHTA,** 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 North 30 feet 6 inches of Lot No. 105 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page (s) 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 105 fronts 30 feet 6 inches on the west side of Maury Street and runs back between parallel lines 165 feet to a 20 foot alley.

Being the same property conveyed to Josh Hellmer, married by Warranty deed from Barbara J. Jones, unmarried of record in Instrument No. 20180810-0078948 Register's Office for Davidson County, Tennessee, dated August 6, 2018 and recorded on August 10, 2018.

Being the same property conveyed to Josh Hellmer, a married man and Ronald Lee Booth III, a married man as tenants in common by Quitclaim deed from Josh Hellmer, married of record in Instrument No. 20190306-0020304 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 06, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any items appearing on survey prepared by Doyle M. Elkins, dated July 27, 2020
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **92 Maury Street, Nashville, Tennessee 37210**.

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 ____ DAY OF AUGUST, 2020.

Josh Lee Hellmer

Ronald Lee Booth, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH LEE HELLMER, 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 7th of August, 2020.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD LEE BOOTH, III, 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 7th of August, 2020.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212