Karen Johnson Davidson County
Batch# 461054 DEEDWARR
08/20/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $619.75
20200820-0094109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba 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
Sila Clifton, LLC	Sila Clifton, LLC (NAME)	
807 32nd Ave N (ADDRESS)	622 Rivergate Pkwy, (ADDRESS)	092-05-0-284.00
Nashville, TN 37029 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sayed Alam and wife, Nasrin Sidiqi Alam, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sila Clifton, LLC, 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 Lots Nos. 9 and 10 of Block No. 2 on the Map of Fisk University Place as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 25 feet on the Westerly side of 32nd Avenue North formerly India Avenue and extends back between parallel lines 150 feet to an alley in the rear.

Said Lot No. 10 fronts 53 feet on the Westerly side of 32nd Avenue North, formerly India Avenue and extends back on the North line 150 feet and on the South line with the Northerly margin of an alley 115 feet to a point; thence continuing along said alley 38 feet to an alley in the rear on which it measures 29 feet.

Included but excluded from the above descriptions, conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4887, Page 341.

Being the same property conveyed to Sayed Alam and wife, Nasrin Sidiqi Alam by Warranty deed from Cambellton & Nashville, LLC, a Georgia limited liability company of record in Instrument No. 20160211-0013387 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 807 32nd Ave N, Nashville, TN 37029
(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 20th day of August, 2020.

WARRANTY DEED
(Continued)

Sayed Alam

Nasrin Sidiqi Alam

STATE OF CA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sayed Alam and wife, Nasrin Sidiqi Alam, the herein bargainor(s), 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 ~~26th~~ 19th day of August, 2020.

Notary Public

My Commission Expires: March 10 2021

(SEAL)

D. EDWARDS
COMM. # 2182851
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. MAR. 10, 2021

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

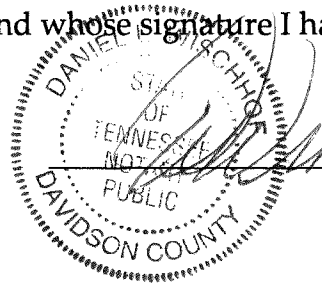
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.