Karen Johnson Davidson County
Batch# 487003 DEEDWARR
10/01/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20201001-0113150

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2020. Julie Bailey Notary Public My commission expires: 9/2/2024

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:
Tariq Amassyali	Guaranteed Rate, Inc.	091-12-0-324.00
9601 Wolf Creek Drive	3940 N. Ravenswood	
Irving, TX 75063	Chicago, IL 60613	

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, **ROBERT G. SHULER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARIQ AMASSYALI, AN UNMARRIED MAN**, 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. 421, Block 80 on the Plan of Plan No. 1 of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Shuler by Warranty deed from William Anthony, married of record in Instrument No. 20150227-0017024 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on February 27, 2015.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Robert Shuler, unmarried of record in Instrument No. 20150710-0067395 Register's Office for Davidson County, Tennessee, dated July 09, 2015 and recorded on July 10, 2015.

Being the same property conveyed to Robert G. Shuler by Quitclaim deed from Mad-Shu Properties, LLC of record in Instrument No. 20160506-0045319 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 06, 2016.

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 4518 Georgia Avenue, Nashville, TN 37209, 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 30th day of September, 2020.

Robert G. Shuler

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 Robert G. Shuler, 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 30th day of September, 2020.

Notary Public

My Commission Expires:

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022