WARRANTY DEED

Karen Johnson Davidson County
Batch# 528165 DEEDWARR
12/09/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20201209-0143712

File No. AT0007855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023

D. Hardwick STATE TENNESSEE NOTARY Public County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quest Trust Company FBO Robert Trammell IRA #1006911	NEW OWNER	
(NAME)	(NAME)	
1040 Horseshoe Dr	13608 KANIS ROAD	061-10-0-188.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	LITTLE ROCK, AR 72211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mina Gendy, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quest Trust Company FBO Robert Trammell IRA #1006911,** HEREINAFTER CALLED THE GRANTEE, 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. 20 on the Plan of Locust Grove Estates of record in Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 61.6 feet on the Westerly margin of Horseshoe Drive and extends back 169.55 feet on the Northerly line and 169.0 feet on the Southerly line to a dead line in the rear, measuring 61.6 feet thereon.

Being the same property conveyed to Seth Aaron Campbell, an unmarried man by Warranty Deed from Richard W. Woods, married of record in Instrument No. 20080523-0052997 Register's Office for Davidson County, Tennessee, dated May 21, 2008 and recorded on May 23, 2008.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Seth Aaron Campbell, an unmarried man of record in Instrument No. 20200722-0080364 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 22, 2020.

Being the same property conveyed to Mina Gendy by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200722-0080700 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 22, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1040 Horseshoe Dr, Nashville, TN 37216

(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 hand this 1st day of December, 2020.

Mina Gendy

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 Mina Gendy, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of December, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024