Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]shville, TN 37212
ALT #: 0-SB-02-20-1017

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 549403 **DEEDWARR**
01/07/2021 11:38:18 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210107-0003342

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 31st day of December, 2020.

Stacey Denson

Notary Public
My commission expires: 1/3/2023

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mohamud Osman 1017 Trevino Pl Nashville, TN 37013	Guidance Residential LLC 11107 Sunset Hills Rd Ste 200 Reston VA 20190	150-02-0A 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FATMIR KRASNIQI AND KADRI KRASNIQI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOHAMUD OSMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: * a married man

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat for Townview Place of record in Plat at Instrument No. 20170628-0065024, 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 the same property conveyed to Fatmir Krasniqi, unmarried man, and Kadri Krasniqi, a married man, as joint tenants with rights of survivorship, by deed from Moss Springs, LLC, dated 05/20/2019, of record in Instrument No. 20190522-0048366 and Instrument No. 20190523-0048703, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1017 Trevino Pl, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

FK

KK

Witness my hand this the 31st day of December, 2020.

Fatmir Krasniqi

Kadri Krasniqi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fatmir Krasniqi and Kadri Krasniqi,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2020.

My commission expires:

9-6-22

Notary Public

