WARRANTY DEED

Karen Johnson Davidson County
Batch# 570694 DEEDWARR
02/09/2021 08:55:48 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20210209-0018193

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 4-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Homes, LLC	American Homes, LLC	072-11-0-228.00
(NAME)	(NAME)	
637 Nevins Place	637 Nevins Place	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ali Al Juaifari, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **American Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, 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. 74, on the plan of W.J. Myers Subdivision Map Showing Subdivision of Lots 5, 8, 9 and Part of Lot No. 12 in Maxey's Add to Brownsville (erroneously referenced in prior deed as (W.J. Myers Subdivision of Lots 5, 8, 9 and Part of Lot No. 12 in Maxey's addition to Brownsville), as shown by plat of record in Book 332, Page 66, 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 Shawn Fields from Gina Brooks by Warranty Deed on June 5, 2006, of record in Instrument Number 20060612-0069810, Register's Office for Davidson County, Tennessee. Further conveyed to Ali Al Juaifari from Shawn Fields, married by Warranty Deed on December 4, 2020, of record in Instrument Number 20201211-0145281, Register's Office for Davidson County, Tennessee.
This is investment property of the seller and has never been his personal or marital residence.

Subject to all matters as shown on Plan of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2639 Pennington Avenue, 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/our hands this 8th day of February, 2021.

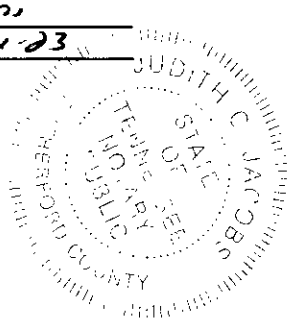
Ali Al Juaifari

State of Tennessee
County of Davidson

Personally appeared before me Ali Al Juaifari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of February, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23



File No.: 202101035