G#34249-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Loa #14

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 589252 DEEDWARR
03/11/2021 10:04:06 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210311-0032200

J-SB-MD-20-1907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Duy Trieu	U.S. Bank National Association	
(NAME)	(NAME)	**081-04-0-185-00**
1907 3rd Avenue North	P. O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUKIA DAHIR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUY TRIEU, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the northerly 35 feet of Lot No. 3 on the Plan of E.L. Woods, of record in Plat Book 21, Page 30, in the Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 35 feet on the westerly side of Third Avenue North and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Khadar Ahmed and Rukia Dahir, husband and wife by Warranty deed from Saeed and Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20151022-0107484 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 22, 2015.

Being the same property conveyed to Rukia Dahir, unmarried, by Quitclaim deed from Khadar Ahmed, unmarried, of record in Instrument No. 20210128-0012757 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee.
- Final Order and Injunction filed of record in Instrument No. 20200617-0062713, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907 3rd Avenue North, Nashville, Tennessee 37208-1617**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23 DAY OF FEBRUARY, 2021.

Rukia Dahir

Rukia Dahir

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUKIA DAHIR, the within named bargainor, 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 23rd of February, 2021.

Lisa B. Tate

Notary Public
My Commission Expires: 4/16/2022
(SEAL)

LISA 3. TATE
Notary Public - California
Riverside County
Commission # 2238335
My Comm. Expires Apr 16, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212