WARRANTY DEED

Karen Johnson Davidson County
Batch# 601312 DEEDWARR
03/26/2021 11:58:32 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20210326-0040145

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Stephen B. Durham
Affiant

Subscribed and sworn to me on March 19, 2021.

June E Rowell
NOTARY PUBLIC

My Commission Expires: 9-7-2021

Return to:	THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: Y-98-KU-21-311	Todd A. Bricker ORTALE KELLEY 330 Commerce Street, Suite 110 Nashville, TN 37201 Our File #34379

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Abu Danladi 311 Antioch Pike Nashville, TN 37211	new owner	133-2-280

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen B. Durham and Chandra L. Durham, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Abu Danladi, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Less and except that conveyance made to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4342, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEPHEN B. DURHAM and CHANDRA L. MUSARRA, both unmarried, by WARRANTY DEED, from JOHN H. ARRIOLA, JR., of record as Instrument No. 20100622-0048598, dated June 15, 2010, and recorded June 22, 2010, Register's Office for Davidson County, Tennessee. The said Chandra L. Musarra is now known as Chandra L. Durham.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Plan of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 311 Antioch Pike, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 19th day of March, 2021.

Stephen B. Durham

Chandra L. Durham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 19, 2021, before me personally appeared Stephen B. Durham and Chandra L. Durham to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 19, 2021.

NOTARY PUBLIC

My Commission Expires:
9-7-2021

