34456-3

Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601693 **DEEDWARR**
03/29/2021 09:42:15 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210329-0040601

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of March 2021.

Notary Public

My commission expires: Nov. 8th, 2021

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Molud Al-Sorify	New Owner	**11906024300**
67 Whitsett Road		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sneed Properties, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molud Al-Sorify

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. 6 on the Plan of Bryant Heights, First Addition of record in Plat Book 2330, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Sneed Properties, LLC a Tennessee Limited Liability Company by Warranty Deed dated October 11, 2019 from Eric J. Limbird and Brook E. Byrom, n/k/a Brooke Byrom Limbird of record in Instrument No. 20191015-0105412.

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

The Plan of record in Plat Book 2330, Page 67 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

1. **Restrictive Covenants contained in instrument of record in Book 2492, Page 375, Register's Office for Davidson County, Tennessee.**

2. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **67 Whitsett Road, Nashville, TN 37210**

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 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 hand(s) this **26th** day of **March 2021.**

Sneed Properties, LLC a Tennessee limited liability company

Adam Sneed, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of said County and State, **Adam Sneed, sole Member of** Sneed **Properties, LLC a Tennessee limited liability company,** the within named seller, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **March 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24