Karen Johnson Davidson County
Batch# 607549 DEEDWARR
04/06/2021 12:51:37 PM 2 pgs
Fees: $13.00 Taxes: $64.75
20210406-0044949

PREPARED BY:
Todd Jackson Law, PC
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of April, 2021 by and between Farokh Fani, hereinafter referred to as GRANTOR, and Nadeen Jamal Fadli, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of John Lumsden's Second Addition of record in Book 21, page 91, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Factory Street and runs back between parallel lins 149 feet to an alley.

Being the same property conveyed to Farokh Fani by Quitclaim Deed from Anthony McCoy, unmarried, dated July 24, 2017, recorded July 26, 2017, of record in Instrument No. 20170726-0075889, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 61 Factory Street, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY/HAND on the day and year first above written.

Farokh Fani

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Farokh Fani, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness ~~my hand~~, at office, this 1 day of April, 2021.

Notary Public

My Commission Expires: 6-10-23

M. TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-10-2023

Name and Address of Property Owner:
Nadeen Jamal Fadli
1521 Braebury Circle
Nashville, TN 37211

Send Tax Statements to:

SAME

Map & Parcel: 10508011700

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $17,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1 day of April, 2021.

Notary Public

My Commission Expires: 6-10-23

M. TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-10-2023

RETURN TO:

Nadeen Jamal Fadli

1521 Braebury circle
Nashville, TN 37211