This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 609745 DEEDWARR
04/07/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210407-0046345

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WASIEM N. HAMADEH, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FERNANDO E MARTINEZ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT B OF THE "2109 11TH AVENUE NORTH TOWNHOMES", AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR 2109 11TH AVENUE NORTH TOWNHOMES OF RECORD IN INSTRUMENT NO. 20160818-0086547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WASIEM N. HAMADEH BY DEED FROM MG GRAN LLC, DATED MARCH 14, 2017, OF RECORD IN INSTRUMENT NO. 20170320-0026835, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2109B 11TH AVE N, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of February, 2021.

WASIEM N. HAMADEH

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **WASIEM N. HAMADEH**, 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 executed the within instrument for the purposes therein contained.

DONE at offices in Renton (City), WA, on this the 17th day of February, 2021.

NOTARY PUBLIC
My commission expires: 06/01/2024

ASHLEY GISEL DROGON
Notary Public
State of Washington
Commission # 189611
My Comm. Expires Jun 1, 2024

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 6 day of April, 2021.

NOTARY PUBLIC
My commission expires: 1/15/24

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
FERNANDO MARTINEZ
2109B 11TH AVE N
NASHVILLE, TN 37208

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 081 03 0S 002.00

True Copy Certification

I, Katherine R. Roberts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Heather Brooks, a notary public for this county and state, Katherine R. Roberts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/19/22
Notary' Seal (if on paper)

HEATHER BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY