Karen Johnson Davidson County
Batch# 614395 DEEDWARR
04/14/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210414-0049650

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Akrem Hasan
729Calhoun Avenue
Nashville, TN 37210
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

(Map 094-13-0; Parcel 089.00 and Map 094-13-0; Parcel 090.00
and Map 094-13-0; Parcel 091.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JOHNNY RAY WHITE AND BOBBIE RENEE WHITE, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **AKREM HASAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot Nos. 81, 82, and 83, on the map of the subdivision of Lot Nos. 20, 21, and 22, of the W.B. Lewis Plan, of record in Book 57, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Johnny Ray White, by Warranty Deed dated August 16, 2013 from Ed Suey and wife, Wendy Sue Suey, recorded February 12, 2014, in Instrument No. 20140212-0012502, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 727, 729, 733 Calhoun Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 12th day of April, 2021.

Johnny Ray White

Bobbie Renee White

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Ray White and Bobbie Renee White, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2021.

Notary Public

My Commission Expires: May 15, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of April, 2021.

Notary Public

My commission Expires: May 15, 2021

File No. GTS1-2021-101

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Kaylie Joiner, 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

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

State of Tennessee

County of Davidson

Personally appeared before me, J. Kasey Talbott, a notary public for this county and state, Kaylie Joiner, 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: 5.15.21

Notary' Seal (if on paper)