THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-[illegible] Karen Johnson Davidson County Batch# 625723 **DEEDWARR** 04/29/2021 12:04:53 PM 2 pgs Fees: $13.00 Taxes: $673.40 20210429-0057539	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00. I Salah Khazneh Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2021. Notary Public MY COMMISSION EXPIRES: 1-24-2024 STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) COUNTY OF WILLIAMSON WILLIAM DAVIS

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salah Khazneh	Golden Oak Lending	
1481 Dolan Road	15 Century Blvd. #301	08007000200
Nashville, TN 37218	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tim Forsman, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salah Khazneh,**

HEREINAFTER CALLED THE GRANTEE, 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. 384 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Herbert R. McFadden and wife, Sharon D. McFadden by Warranty deed from James L. Reese, Jr. and wife, Elaine Reese of record in Book 7071, page 143, Register's Office for Davidson County, Tennessee, dated December 11, 1986 and recorded on December 16, 1986.

Being the same property conveyed to Tim Forsman, single by Substitute Trustee's deed from Valerie Ann Spicer, Substitute Trustee of record in Instrument No. 20061120-0143852 Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 20, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1481 Dolan Road, Nashville, TN 37218.**

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 we do covenant with 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 hand this the 19th day of April, 2021.

Tim Forsman by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **R. L. Moore,** 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 on behalf of **Tim Forsman**, as his Attorney in Fact, as the free act and deed of the within named **Tim Forsman**.

Witness my hand and official seal this the 19th day of April, 2021.

My Commission expires: 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON