Name and Address of New Owner:
Justin Thomas Lana
0 Hobart Lane
Nashville, TN 37207

Send Tax Bills To:
Justin Thomas Lana

Karen Johnson Davidson County
Batch# 628115 DEEDWARR
05/03/2021 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $125.80
20210503-0059323

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 70 8 34.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Country Club Investors, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Thomas Lana,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 192 & 193 ON THE PLAN OF J. B. HAYNIE'S REPUBLICAN PLAN, A SUBDIVISION OF LOTS 1 AND 2 OF THE "FREE SILVER PLAN" OF RECORD IN PLAT BOOK 161, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO COUNTRY CLUB INVESTORS, LLC BY WARRANTY DEED FROM ZIA-UR-REHMAN KHAN, MARRIED, RECORDED ON OCTOBER 28, 2016, OF RECORD IN INSTRUMENT NO. 20161028-0114070, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 HOBART LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2021.

Country Club Investors, LLC, a Limited Liability C
ompany

By: _____(SEAL)
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Country Club Investors, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in TN, this 12th day of April, 2021.

Leah Moore
Notary Signature

Printed Name: Leah Moore

My commission expires:_____

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of April, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2495

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025