This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-11677-TC

Karen Johnson Davidson County
Batch# 632963 DEEDWARR
05/11/2021 10:16:33 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210511-0063135

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-BR-21709

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

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

Briana Gage
Notary Public
My Commission Expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Urfan Dar 2709 Wortham Avenue Nashville, TN 37215	New Owner	117-02-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Kleinert and spouse, Nancy Kleinert**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Urfan Dar**, hereinafter called the Grantee, his 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. 12, Block 4 on the Plan of Development of Stokes Tract of record in Book 974, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 140 feet on the west side of a curve at the intersection of Wortham Avenue, formerly Midland Avenue, and Springdale Drive and runs back 130.8 feet on the north line and 157 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Thomas Kleinert and spouse, Nancy Kleinert, by deed from Patrick H. Miller, III, unmarried, of record in Instrument No. 20100426-0031316, Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 26, 2010.

This is improved property located at: **2709 Wortham Avenue, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2021

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GRANTOR:

Nancy Kleinert

Thomas Kleinert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy Kleinert and Thomas Kleinert, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Office this 6th day of May, 2021.

SPENCER J. AMBERG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24