WARRANTY DEED

Karen Johnson Davidson County
Batch# 634922 DEEDWARR
05/12/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.13
20210512-0064364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amna Salih Osman	NewOwner	08204008000
(NAME)	(NAME)	
810 Richardson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Nashville Property Holdings, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Amna Salih Osman, single woman, hereinafter called the GRANTEE(S), and/or her 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 the East 55 feet of Lot Nos. 364 through 368, inclusive, on the Plan of Oakwood Park of record in Plat Book 421, page 12, 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 parts of said lots front 55 feet on the South side of Richardson Avenue or Street, and run back between parallel lines 154 feet, along the West line of North Ninth Street, now Montgomery Avenue to a dead line. Being the same property conveyed to The Property Sisters, LLC by Warranty Deed from Patricia Cross, unmarried AKA Mary Patricia Cross, unmarried, dated 05/18/2018 and recorded 05/23/2018, of record in Instrument 201805230049472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville property Holdings LLC, a Tennessee Corporation by Quitclaim Deed from The Property Sisters, LLC, a Tennessee corporation dated 05/21/2020 and recorded 05/29/2020, of record in Instrument 202005290055530, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed of record in Instrument No. 202105120064363, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 810 Richardson Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1188711
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of May, 2021.

Nashville Property Holdings, LLC

By: Shannon Franklin
Shannon Franklin
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named Shannon Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she exucuted the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Member of The Property Sisters, LLC, a Tennessee limited liability company, and that she is authorized to execute this instrument on its behalf.

Witness my hand and Official seal this 3rd day of May, 2021.

Notary Public:
My Commission Expires: 6/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900