Karen Johnson Davidson County
Batch# 673768 DEEDWARR
07/09/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $318.20
20210709-0092692

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1659TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of July, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kennedy Lee Holdings, LLC 555 Marriott Drive, Suite 315 Nashville, TN 37214	**SAME AS NEW OWNER.**	043-04-0A-021.00

WARRANTY DEED

FOR AND IN 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, WE, **Bashaar E. Aboona, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kennedy Lee Holdings, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 735 River Landing Way, Old Hickory, TN 37138, County of Davidson

Being Lot No. 21 on the First Revision Final Plat of Cluster Lot Subdivision River Landing, Section 1, Phase 1 (F/K/A Windstar Estates, Section 1, Phase 1), a Planned Unit Development as of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to, by Warranty Deed from Alex Yaser Mustafa, unmarried, dated 02/28/2018 and recorded 03/02/2018 in Instrument No. 20180302-0019638, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 043-04-0A-021.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Unimproved property known as: 735 River Landing Way, Old Hickory, TN 37138

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 unemcumbered, 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 6th day of July, 2021.

Bashaar E. Aboona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2021, before me personally appeared **Bashaar E. Aboona**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of July, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4/17/2023

LTE File No.: 21-1659TN

True Copy Certification

I, **Chasity Petty**, 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 on July 6, 2021, and authenticated on July 8, 2021, according to law.

Chasity Petty

Chasity Petty

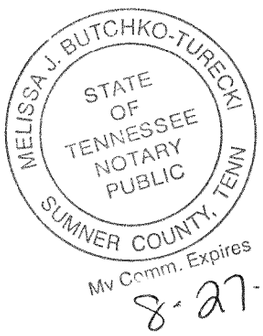
State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Chasity Petty,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal this 8th day of July, 2021.

Melissa J. Butchko-Turecki

Melissa J. Butchko-Turecki
My Commission Expires: **8/27/2022**



SEAL