Karen Johnson Davidson County
Batch# 677926 DEEDWARR
07/16/2021 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210716-0095704

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
5.14.2025
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02261

Address of New Owner:	Send Tax Bills to:	Tax Information:
SN Tennessee, LLC 8390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	SN Tennessee, LLC 8390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	064 16 0D 118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hameeda Rahman, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SN Tennessee, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors 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. 276, on the Plan of Section Three, Truxton Park, of record in Plat Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hameeda Rahman, by Warranty Deed from Molly Guest, now Molly Guest LaPrad, married, of record in Instrument No. 20151217-0127086, in the Register's Office of Davidson County, Tennessee, dated December 17, 2015 and recorded on December 17, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2228 Crescent Valley Ln, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of July, 2021

Hameeda Rahman

Hameeda Rahman

STATE OF California
COUNTY OF orange

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hameeda Rahman, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Laguna Niguel, California, this 12 day of July, 2021.

Notary Public

My commission expires: 11/21/24

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 7/12/21 before me, Eimi Middlekauff, Notary Public
(insert name and title of the officer)

personally appeared Hameeda Rahman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EIMI MIDDLEKAUFF
Notary Public - California
Orange County
Commission # 2338068
My Comm. Expires Nov 21, 2024

Signature _____ (Seal)

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-12-2021.

Affiant
Date: July 15, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of July, 2021.

.

Notary Public

My Commission Expires: 5/14/2025

