Karen Johnson Davidson County
Batch# 681871 DEEDWARR
07/22/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210722-0098774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON 07/15/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/31/2021

Sharon G Robinson
NOTARY PUBLIC
Fayette County, GEORGIA
Commission Expires 07/31/2021

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4090

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Romany Nakhla	Supreme Lending	164-06-0B-187.00-CO
795 Bradburn Village Way	14801 Quorum Dr # 800	
Antioch, TN 37013	Dallas, TX 75254	

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,

Nathaniel Johnson III

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Romany Nakhla, married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 187, on fie plan of The Townhomes of Bradburn Village, Phase 2. Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants. Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811. of the Register's Office of Davidson County. Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Amber Lane Development LLC, a Tennessee limited liability company by Warranty deed from Jimmy E. Allen, Trustee of the Jimmy E. Allen Revocable Trust of record in Instrument No. 20170802-0078537 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017. (Value or consideration as shown in aforementioned deed $1,239,500.00.)

Being a portion of the same property conveyed to Ole South Properties, Inc, a Tennessee corporation by Warranty deed from Amber Lane Development LLC, a Tennessee limited liability company of record in Instrument No. 20191023-0108580 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 23, 2019. (Value or consideration as shown in aforementioned deed $524,137.44.)

Being the same property conveyed to Nathaniel Johnson III, single man by Warranty deed from Ole South Properties INC, a Tennessee corporation of record in Instrument No. 20200409-0037614 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 09, 2020. (Value of consideration shown in aforementioned deed $194,990.00.) Being also known as 795 Bradburn Village Way 187 Nashville, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 795 Bradburn Village Way, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on July 15, 2021).

Nathaniel Johnson, III

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nathaniel Johnson, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 15, 2021.

Notary Public

Sharon G Robinson
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 07/31/2021

My Commission Expires: 07/31/2021

File #: 2021-4090

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the 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 July 15, 2021.

J. Carlton Drumwright

July 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 15, 2021.

Notary

My Commission Expires: 12/18/22

