This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12890-RR

Karen Johnson Davidson County
Batch# 684620 DEEDWARR
07/27/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210727-0100883

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public
My Commission Expires: 3/1/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eevon Aw 3072 Belize Way Union City, CA 94587	Novus Home Mortgage, a division of Ixonia Bank 20935 Swenson Drive Suite 420 Waukesha, WI 53186	

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alaa Hanna, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eevon Aw, a single woman and Maggie Xiaohong Huang, a married woman, as tenants in common,** hereinafter called the Grantee(s), his/her/their 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. 28 on the Plan of Riverview Gardens as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 24.8 feet on the Northerly margin of the terminus of 18 Avenue North Court and runs back between lines measuring 101.7 feet on the Southeasterly line and 93 feet on the Westerly line to a broken line in the rear measuring 113.9 feet thereon.

Being the same property conveyed to Alaa Hanna, a married man by Warranty deed from Bradford Hill, Trustee of the 2425 18th Avenue Trust of record in Instrument No. 20200409-0037895 Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on April 09, 2020.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **2425 18th Avenue Court North, Nashville, TN 37208**

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 23rd day of July, 2021.

GRANTOR:

Alaa Hanna

Alaa Hanna

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alaa Hanna, the within named bargainor(s), 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 23rd day of July, 2021.

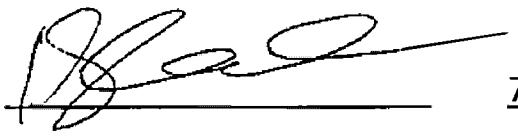
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202107270100883

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 on July 23, 2021.



7/23/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on July 23, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



07/23/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

