Karen Johnson Davidson County
Batch# 697667 DEEDWARR
08/16/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210816-0110057

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rolston S. Carryl Jr.	New Owner	093-16-0-074.00
(NAME)	(NAME)	
92 Maury Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mina Shahta,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rolston S. Carryl, Jr., an unmarried man and Raymona Carryl, an unmarried woman, 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:

Land in Davidson County, Tennessee, being the North 30 feet 6 inches of Lot No.105 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85, 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 part of Lot No. 105 fronts 30 feet 6 inches on the west side of Maury Street and runs back between parallel lines 165 feet to a 20 foot alley.

Being the same property conveyed to Josh Hellmer, married from Barbara J. Jones, unmarried by Warranty Deed on August 6, 2018, of record in Instrument Number 20180810-0078948, Register's Office for Davidson County, Tennessee. Further conveyed to Josh Hellmer, a married and and Ronald Lee Booth III, a married man, as tenants in common from Josh Hellmer, married by Quitclaim Deed on March 4, 2019, of record in Instrument Number 20190306-0020304, Register's Office for Davidson County, Tennessee. Further conveyed to Mina Shahta from Josh Lee Hellmer and Ronald Lee Booth III, by Warranty Deed on August 7, 2020, of record in Instrument Number 20200812-0090210, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been the marital residence of the seller.

Taxes have been prorated and assumed by the Grantee(s)

Subject to any and all matters appearing on the plan of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 92 Maury Street, Nashville, TN 37210

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. 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/our hands this 10th day of August, 2021.

Mina Shahta

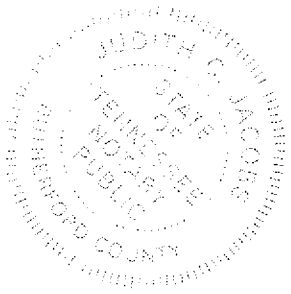
State of Tennessee
County of Davidson

Personally appeared before me Mina Shahta, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-12-23

File No.: 202106054



Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/10/21.

Affiant Signature

8/12/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON