# WARRANTY DEED

Karen Johnson Davidson County
Batch# 726330 DEEDWARR
09/29/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210929-0130977

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/22/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4375

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Ben Turk** | Ben Turk | 061-14-0B-010.00-CO |
| 3808 Hutson Avenue | 180 Broome St. # 2300 | |
| Nashville, TN 37216 | New York, NY 10002 | |

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,

**Mena Bishai, a married man**

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

**Ben Turk**, unmarried

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:

Land in Davidson County, Tennessee, being No. Unit No. 3808, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a horizontal property regime with private elements of record as Instrument No. 20160803-0089181 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mena Bishai, a married man by Warranty deed from A3 Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190619-0059164 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019. (Value of consideration shown in aforementioned deed $378,000.00.) Being also known as 3808 Hutson Avenue 3808 Nashville, Tennessee 37216. 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.

The above described property never having been the primary residence of the grantor or grantor's spouse.

This is property known as 3808 Hutson Avenue Nashville, TN 37216

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 September 22, 2021 }.

Mena Bishai

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Mena Bishai, 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 September 22, 2021.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

**File #: 2021-4375**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**Tennessee Certification of Electronic Document**

I, John A. Bell Jr., 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 Sept 28, 2021 (date of document).

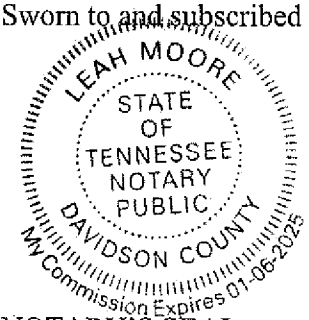
Affiant Signature

Sept. 28, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28 day of Sept., 2021.




NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025