Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 15889

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Asbury Eby	Wells Fargo	14716016400
(NAME)	(NAME)	
5004 Pearson Pl.	1 Home Campus, FL2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Des Moines, IA 50328-0000	
(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, **Nawas Hussein, married ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Asbury Eby, a single person,** 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 Lot No. 62 and part of a reserved tract lying easterly from and adjacent to said lot, Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's office for said county.

Said Lot No. 62 fronts 70 feet on the easterly side of Pearson Place and runs back together with said part of a reserved tract, between parallel lines 222.83 feet on the northerly line and 216.46 feet on the southerly line to a dead line in the rear, measuring 70.29 feet thereon.

Being the same property conveyed to Nawas Hussein by deed of record in Instrument No. 20210422-0053802, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5004 Pearson Pl., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 728855 DEEDWARR
10/01/2021 11:44:01 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20211001-0132357

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 30th day of September, 2021.

Nawas Hussein

State of Tennessee
County of Davidson

Personally appeared before me Nawas Hussein, 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 30th day of September, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15889

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024