Karen Johnson Davidson County
Batch# 756383 DEEDWARR
11/16/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211116-0152746

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th Day of NOV, 2021

Anna Bates
Notary Public

My Commission expires 7/7/2025

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Hani Latif
219 Orlando Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Hani Latif
219 Orlando Avenue
Nashville, TN 37209

MAP AND PARCEL NUMBER: Tax ID #: 10302025100

WARRANTY DEED
21NT02818

Effective the 5th Day of November 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Laurie M. Connors and Shawn Connors

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hani Latif

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

The following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No. 20 on the map of the subdivision of the CC Vernon Farm as record in Book 161, Page 164, Register's Office for said County, described according to a survey made by HB Fowlkes, July 1945, as follows:

Beginning on the westerly margin of Orlando Avenue at a point 584 feet north of the northerly margin of Burgie Street, said point being the northeast corner of the property conveyed to Elizabeth G. Roy by deed from EM Dotson etal of record in Book 1286, Page 555, said Register's Office; thence with said Avenue N. 8 degrees 50' East 60 feet to the southeast corner of the McFarland property; thence with McFarland's southerly line S. 89 degrees 10' West 150 feet; thence S. 9 degrees 20' West 52.25 feet to Roy's northwest corner; thence with Roy's northerly line S 88 degrees 55' East 150 feet to the beginning.

Being the same property as conveyed to Laurie M. Connors, a married woman by Warranty Deed from DC Nashville Real Estate II, LLC, a limited liability company dated 03/29/2018 recorded 04/03/2018 in Book na, Page na, as Document Number 20180403-0030944, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 219 Orlando Ave, Nashville, TN 37209-3204

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5 day of November 2021

Laurie M. Connors

Laurie M. Connors

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Laurie M. Connors**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of November, 2021.

Notary Public

My Commission expires: 03 / 03 / 2025

Shawn Connors

Shawn Connors

State of New York
County of Erie

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shawn Connors**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2021.

Tammy L Bossinger

Notary Public

My Commission expires: 01 / 02 / 22

TAMMY BOSSINGER
Notary Public, State of New York
No. 01BO5054030
Qualified in Wyoming County
My Commission Expires Jan. 2, 2022

Tennessee Certification of Electronic Document

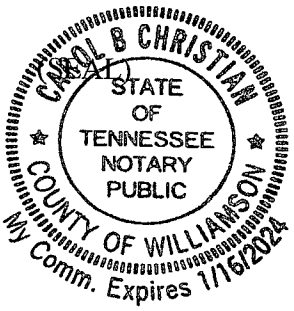
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/5/21 (date of document).

Kesha Herron
Affiant Signature

11/11/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of November, 2021.



Notary's Signature
My Commission Expires: Jan 16, 2024