Karen Johnson Davidson County
Batch# 772508 DEEDWARR
12/13/2021 10:51:55 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20211213-0164564

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF Dec, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(AFFIX SEAL)

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mina Shahta	SEND TAX BILLS TO: Mina Shahta	MAP-PARCEL NUMBERS
(NAME)	(NAME)	070-15-0-019.00
1105 Jennings St	Same as new Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jeremey Mallard, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mina Shahta,** HEREINAFTER CALLED THE GRANTEE, HIS 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 westerly 43 feet of Lots Nos. 40, 41 and 42 on the Plan of the Subdivision of Lot No. 37 in Owens Buena Vista Lots, as of Plan Book 1, Page 84, Chancery Court at Nashville, Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 40, 41, and 42 front 43 feet on the southerly side of Jennings Street, and run back between parallel lines, with, the easterly margin of an old alley 150 feet to a dead line.

Being the same property conveyed to Jeremey Mallard (erroneously referred to as Jermey) by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20130808-0083126 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 08, 2013. Jeremey Mallard and Jermey Mallard are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1105 Jennings St. Nashville, TN 37208
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7 day of December, 2021.

Jeremey Mallard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeremey Mallard** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, 2021.

Notary Public

My Commission Expires: March 3, 2025

