Karen Johnson Davidson County
Batch# 783303 DEEDWARR
01/03/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220103-0000609

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 Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $290,000

Affiant Signature

Subscribed and sworn to before me on this the 20 Day of December, 2021.

Notary Public
My Commission expires 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Melad Hana
608 Tulip Grove Road
Nashville TN 37076

SEND TAX BILLS TO:
Melad Hana
New Owners

MAP AND PARCEL NUMBER: Tax ID #: 07508025200

WARRANTY DEED

21NT02243

Effective the____ Day of December, 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,

READ Investments, LLC

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

Melad Hana

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

A certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Being Lot 554 on the Plan of Tulip Grove Subdivision, Section Ten, as of record in Plat Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to READ Investments, LLC by Quitclaim Deed from Henry J. Dunklau, IV, married dated 09/11/2020 recorded 09/17/2020 in Book NA, Page NA, as Document Number 20200917-0106643, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 608 Tulip Grove Rd, Hermitage, TN 37076-1726

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 20 day of December, 2021.

READ Investments, LLC

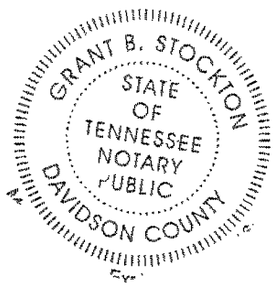
Henry J. Dunklau, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry Dunklau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of READ Investments, LLC, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Sole Member (or other authorized officer).

Witness my hand, at office, this 20 day of December, 2021.

Notary Public
My commission expires: 7/9/24



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/20/2021.

D. Shayne Adair

12/22/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 **day of** December, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

