This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15412-RR

Karen Johnson Davidson County
Batch# 787688 DEEDWARR
01/11/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220111-0003579

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15412-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2021.

Notary Public
My Commission Expires: 02/11/2024

BRITTANYE SCHEXNAYDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Delshad Omer and Nawroz Naji 1317 Lipscomb Drive Brentwood, TN 37027	New Owner 1317 Lipscomb Drive Brentwood TN 37027	148 05 0 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **German Valdez and wife Jeanette Valdez**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Delshad Omer and Nawroz Naji, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 85 on the plan of Section One Haywood Acres, as of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 85 fronts 135.65 feet on the Northerly side of Dade Drive and runs back 263.7 feet on the Easterly line and 288 feet on the Westerly line to a dead line in the rear on which it measures 146.6 feet.

Being the same property conveyed to German Valdez and wife, Jeanette Valdez, by Deed from Roy A. Johnson and wife, Joyce L. Johnson, of record in Book 11476, Page 610, in the Register's Office of Davidson County, Tennessee, dated May 11, 1999 and recorded on May 13, 1999.

This is improved property located at: **336 Dade Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2021.

GRANTOR:

German Valdez

Jeanette Valdez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared German Valdez and Jeanette Valdez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 12-31-21.

Cassidy Lewallen
Affiant Signature

1-4-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of January, 2022.

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

