Karen Johnson Davidson County
Batch# 803701 DEEDWARR
02/10/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220210-0015674

Prepared by:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 31th day of January, 2022.

Notary Public
My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2022-210

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathaniel Protulis and Eric Protulis	New Owners	
3225 Indiana Ave		92-09-108.00
Nashville, TN 37209		

WARRANTY DEED

For and in 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, we

Rafee Ghouse Syed and Fatimah Bacha Syed, husband and wife

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

Nathaniel Protulis, a single man and Eric Protulis, a married man, with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land being located in Davidson County, Tennessee, being described as follows:

Being the West 1/2 of Lot No. 28 on the Plan of A.W. Wills Subdivision, as of record in Book 161, page 107, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the Southerly side of Indiana, Formerly Locust Street and runs back between parallel lines, 125 feet to an alley.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4143, PAGE 91, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being the same property conveyed to Rafee Ghouse Syed and Fatimah Bacha Syed, husband and wife by Warranty Deed dated January 14, 2019 from Jacqueline Ivery, recorded January 17, 2019, in Instrument Number 20190117-0005085, in the Official Records of Davidson County, Tennessee.

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

This is _X_ improved ___unimproved property located at 3225 Indiana Avenue, Nashville, TN 37209.

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 27th day of January, 2022.

Rafee Ghouse Syed

Fatimah Bacha Syed

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rafee Ghouse Syed and Fatimah Bacha Syed 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of January, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-31, 2022.

Affiant

Date: ~~January~~ February 1 (LP), 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of ~~January~~ February (LP) 2022.

Notary Public

My Commission Expires: 5/5/2025

