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

Karen Johnson Davidson County
Batch# 806377 DEEDWARR
02/15/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20220215-0017595

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $296,000

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of Jan. 2022

Notary Public
My Commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Abraham Hasan
2114 Hermosa St,
Nashville, TN 37208

SEND TAX BILLS TO:
Abraham Hasan
2114 Hermosa St,
Nashville, TN 37208

MAP AND PARCEL NUMBER: Tax ID #: 09207001200

WARRANTY DEED
22NT00063

Effective the 31 Day of Jan, 2022 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,

Shirley E. Hasan

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

Abraham Hasan, unmarried man

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

Land in Davidson County, Tennessee, being the East 45 feet of the Westerly 138 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, of the Chancery Court at Nashville and being further described according to a survey by T.R. Sanford, Surveyor, dated April 20,1954, as follows:

Beginning at a point in the North margin of Hermosa Street, said point being 93 feet East of the corner of Lots 4 and 5; thence with the margin of said Hermosa Street Easterly 45 feet to a point 15 feet West of the corner Lots 3 and 4; thence Northerly and at right angles 162.5 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly 45 feet to a point 93 feet East of the corner of Lots 4 and 5; thence Southerly 162.5 feet to the beginning.

Being the same property as conveyed to Shirley E. Hasan by Warranty Deed from Home Network Partners, Inc. and Revision Homes, LLC dated 10/15/2021 recorded 10/20/2021 in Book NA, Page , as Document Number 20211020-0140621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
-Subject to all matters shown on the Plan of record in Plat Book 25, Page 453, Register's Office for Davidson County, Tennessee
-Any and all existing easements and restrictions as shown of record not stated herein

This is an improved property commonly known as: 2114 Hermosa St, Nashville, TN 37208-3200

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 31st day of January 2022

Shirley E. Hasan

Shirley E. Hasan

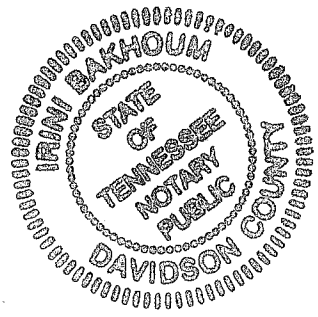
State of TN)
County of Davidson

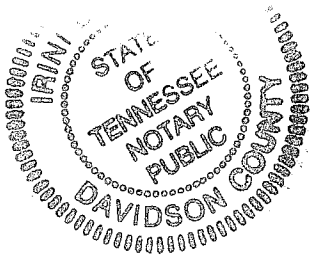
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shirley E. Hasan** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within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

Witness my hand, at office, this 31st day of January 2022.

Irini Bakhoum
Notary Public

My Commission expires: 1-3-2023





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 1-31-22.

Kesha Herron

Affiant Signature

2-4-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of February, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary's Signature
My Commission Expires: 7/9/24