Karen Johnson Davidson County
Batch# 819156 DEEDWARR
03/10/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20220310-0027811

WARRANTY DEED

DANA MICHELLE WARSOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/2/2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1873

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Nicholas Goulooze	New Owner	081-03-0-350.00
2407 18th Ave N		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALI AL JUAIFARI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NICHOLAS GOULOOZE, 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 Lot No. 1 on the Plan of Buena Vista Heights, as of record in Book 161, Page 19, Register's Office for said County, as shown as a part of Parcel "B" reserved on the Plan of Riverview Gardens, as of record in Book 3600, Page 46, said Register's Office.

Said Lot No. 1 fronts 83.5 feet on the westerly margin of Salem Street, now 18th Avenue North, and extends back between parallel lines 150 feet to an alley in the rear on which measures 83.5 feet thereon.

Also, BEING the same property conveyed to Ali Al Juaifari by Warranty Deed from Clark-Mar, LLC, dated April 21, 2021, recorded on April 29, 2021, in Instrument No. 20210429-0057068, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Clar-Mar, LLC by Warranty Deed from Ralph N. Churchwell, Jr., unmarried, dated May 23, 1997, recorded on May 28, 1997, in Book 10468, page 977, Register's Office for Davidson County, Tennessee. The subject property described herein is not now, nor has it ever been, the primary principal residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 2407 18th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 28th day of February, 2022.

Ali Al Juaifari

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Ali Al Juaifari, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February 2022.

Notary Public
My Commission expires:_____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 **February 28, 2022**.

Date

Tonya Loftin
Affiant Signature

March 2, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of March, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)