WARRANTY DEED

File #2022030261

Karen Johnson Davidson County
Batch# 840387 DEEDWARR
04/18/2022 10:04:22 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220418-0044019

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VIRGINIA DES PARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos R Roman and Jessica M Levine	NEW OWNER	072-11-2J-001.00-CO
(NAME)	(NAME)	
1609 B Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Raymon Agaib,** Married **and Michael Amin,** Married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos R Roman, unmarried and Jessica M Levine, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Litton Cottages, a Planned Unit Development, as shown on Exhibit "B" of Litton Cottages, a Planned Unit Development, of record in Instrument No. 20210107-0003496 and Amendment Instrument No. 20210121-0009302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary S. Beasley, an unmarried person by deed from Wirt Weasley Grady and wife, Elisa B. Grady of record in Book 9608, Page 74, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 02, 1995.

Mary S. Beasley died intestate on December 13, 2018, her estate entered in the Probate Division for Davidson County, Tennessee as Docket No. 19P278.

Affidavits of Heirship of record in Instrument No. 20200912-0092577 and Instrument No. 20200922-0108735

Being a portion of the same property conveyed to Raymon Agaib and Michael Amin by Warranty deed from Jemond Folami of record in Instrument No. 20201110-0132752 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 10, 2020.

This conveyance is subject to: Taxes for the year 2022, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210107-0003496 and Amendment Instrument No. 20210121-0009302, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved × property, known as **1609B Litton Avenue, Nashville,TN,37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14th day of April, 2022.

Raymon Agaib

Michael Amin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Raymon Agaib and Michael Amin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 14th day of April, 2022.

Commission expires:

4/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128