BOX 10-B

Karen Johnson Davidson County
Batch# 841314 **DEEDWARR**
04/18/2022 01:34:03 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220418-0044331

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KERWIN DARNELL JOHNSON	**SAME**	**072-13-0-091.00**
(NAME) **905 MERRY LANE**	(NAME)	
(ADDRESS) **OAKBROOK, IL 60523**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEHAD HASSAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERWIN DARNELL JOHNSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Lot No. 2, as shown on the map entitled Trevecca Subdivision of Renraw, of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HUSNI HASSAN, UNMARRIED, by deed from JIM N. SMITH, UNMARRIED, of record in Instrument No. 20151222-0128632, dated December 16, 2015, said Register's Office. Further being the same property conveyed to HUSNI HASSAN AND JEHAD HASSAN, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP, by quitclaim deed from HUSNI HASSAN, of record in Instrument No. 20151222-0128633, dated December 16, 2015, said Register's Office. Further being the same property conveyed to JEHAD HASSAN, by quitclaim deed from HUSNI HASSAN , of record in Instrument No. 20160517-0049022, dated May 16, 2016, said Register's Office.

This conveyance is subject to matters on the Plan of record in Book 421, Pages 72 and 73; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of the grantor.****

Unimproved ( )
This is improved(**X**) property, known as **2521 GALLATIN AVE., NASHVILLE, TN 37206**
(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 my hand this 14th day of April, 2022.

JEHAD hassan

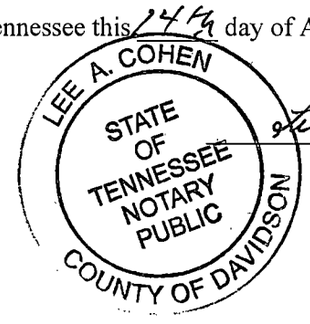
JEHAD HASSAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jehad Hassan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: **March 3, 2026**



Lee A. Cohen

Notary Public