Karen Johnson Davidson County
Batch# 857163 DEEDWARR
05/17/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220517-0056799

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/27/2022. NOTARY PUBLIC MY COMMISSION EXPIRES

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3349

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sabrina Winkler and Mark Winkler	New Owner	135-12-0B-113.00-CO
2332 Nashboro Boulevard	2332 Nashboro Blvd	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Milad Yakoub, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabrina Sheridan Winkler an unmarried person and Mark Winkler, married

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit in Davidson County, Tennessee, being Unit No. 113 on the Plan of Nashboro at Fairway Pointe of record in Plat at Instrument No. 20020820-0100664, 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 William E. Green, Jr., unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031015-0152992 Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 15, 2003. (Value of consideration shown in aforementioned deed $135,790.00.).

Order recorded on January 28, 2022 in Instrument No. 20220128-0010470

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas Osteen, unmarried of record in Instrument No. 20220204-0013281 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 04, 2022. (Value of consideration shown in aforementioned deed $135,000.00.)

Being the same property conveyed to Milad Yakoub by Warranty deed from JP Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220204-0013282 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 04, 2022. (Value of consideration shown in aforementioned deed $231,000.00.) Being also known as 2332 Nashboro Boulevard 113 Nashville, Tennessee 37217. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2332 Nashboro Boulevard Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 27, 2022.

Milad Yakoub

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Milad Yakoub, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 27, 2022.

Notary Public

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3349

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Emily Manno, 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 4/27/22.

Date

Affiant Signature

4/27/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON