Karen Johnson Davidson County
Batch# 859697 DEEDWARR
05/20/2022 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20220520-0058892

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-2067

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson
HL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of May 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Bebb and Myriam Chevalier 311 Luna Drive Nashville, TN 37211	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	148-02-0C-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Tammy Perrone, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Bebb and Myriam Chevalier, husband and wife,

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. A on the Plan for 311 Luna, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200804-0086265, 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 a portion of the same property conveyed to Virgil E. Beckham and wife, Carol L.

Beckham by Warranty Deed from Lurton F. Glasgow and wife, Margaret J. Glasgow, of record in Book 7818, page 211, Register's Office for Davidson County, Tennessee, dated April 14, 1989 and recorded on April 17, 1989. (Value or consideration shown in aforementioned deed $64,000.00.).

Being a portion of the same property conveyed to L&L TN R LLC., as to a 25% undivided interest, DHB R LLC., as to a 25% undivided interest and VIP Transport LLC, as to a 50% undivided interest by Warranty Deed from Virgil E. Beckham and wife, Carol L. Beckham, of record in Instrument No. 20200317-0029415 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020. (Value of consideration shown in aforementioned deed $135,000.00.)

Being a portion of the same property conveyed to Hamidullah Durani, a married man, by Warranty Deed from L&L TN R LLC., as to a 25% undivided interest, DHB R LLC., as to a 25% undivided interest and VIP Transport LLC, as to a 50% undivided interest of record in Instrument No. 20200504-0046187 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 4, 2020. (Value of consideration shown in aforementioned deed $242,000.00.)

Being a portion of the same property conveyed to Hamidaullah Durani and Gholam M. Durani, husband and wife, by Quitclaim Deed from Hamidullah Durani of record in Instrument No. 20200617-0062472 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 17, 2020. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Hamidullah Durani and Khalinda Durani, husband and wife, by Corrective Quitclaim Deed from Hamidaullah Durani and Gholam M. Durani of record in Instrument No. 20200729-0083430 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 29, 2020. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Tammy Perrone, unmarried woman, by Warranty Deed from Hamidullah Durani and Khalinda Durani, husband and wife, of record in Instrument No. 20210618-0082918 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 18, 2021. (Value of consideration shown in aforementioned deed $350,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 311 Luna Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 311 Luna Drive, Nashville, TN 37211

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 so 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.

Dated this the 9th day of May, 2022.

Tammy Perrone

STATE OF TENNESSEE
COUNTY OF Wilson TG

On this 9th day of May, 2022, before me personally appeared Tammy Perrone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

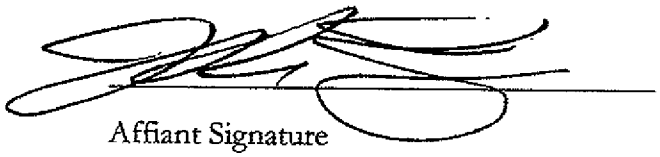
Witness my hand, at office, this 9th day of May, 2022.

Notary Signature
My commission expires: 3/7/26



Certificate of Authenticity

I, Joshua A. Terry, 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 5-9-22.



Affiant Signature

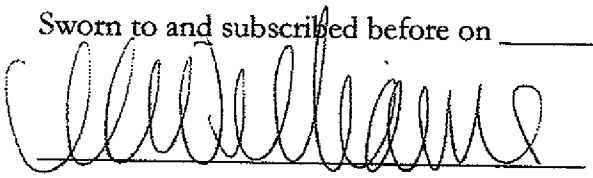
5-16-22

Date

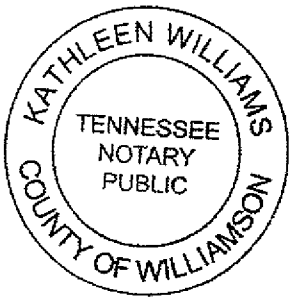
State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-16-22.



Notary Public



My Commission Expires: 5-23-23