#1163662

Karen Johnson Davidson County
Batch# 865577 DEEDWARR
06/01/2022 11:01:11 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20220601-0063155

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$490,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to. **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kennith Sellars	Studio Brick	14805K00200CO
(NAME)	(NAME)	
334B Dade Dr.	1133 Ocean Ave #DP1400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*unmarried KS

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Akrad Construction, LLC, a Tennessee Limited Laibility Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kennith Sellars*** 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 B as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 334 Dade Drive, a Horizontal Property Regime with Private Elements, this is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b), of record in Instrument Number 20220404-0038503, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to Akrad Construction, LLC, by deed of record in Instrument No. 20211105-014126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 334B Dade Dr., Nashville, TN 37211
(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/our hands this 26th day of May, 2022.

Akrad Construction, LLC

By: Jiyayi Suleyman, member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jiyayi Suleyman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Akrad Construction, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.
WITNESS my hand and seal this 26th day of May, 2022.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16366