Karen Johnson Davidson County
Batch# 869668 DEEDWARR
06/10/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220610-0066546

WARRANTY DEED

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

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
Molly Lubin-Fosha	New Owner	11904011500
(NAME)	(NAME)	
316 E Thompson Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Nawas Hussein, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly Lubin-Fosha, unmarried woman and Diana Fosha, unmarried woman, as joint tenants with right of survivorship,** 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 Lot No. 129 on the Plan of Glencliff Estates, Section Three, of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 100 feet on the southerly margin of Thompson Lane and extends back 270 feet between parallel lines to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Nawas Hussein, unmarried, by deed of record in Instrument No. 20210624-0085804, Register's Office for Davidson County, Tennessee.

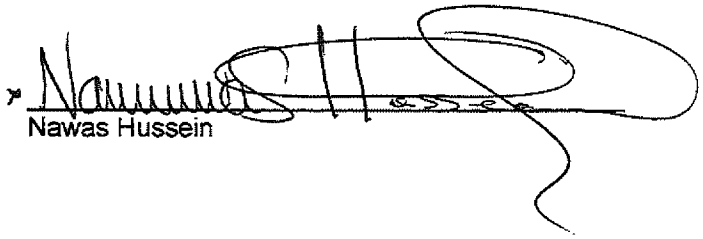
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 316 E Thompson Lane, 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 3rd day of June, 2022.

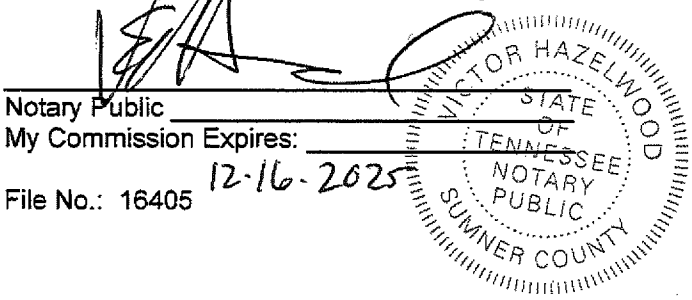


Nawas Hussein

State of Tennessee
County of Davidson

Personally appeared before me Nawas Hussein, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2022.



Notary Public _____
My Commission Expires: 12-16-2025

File No.: 16405

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/03/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/03/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 **day of** June, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM