WARRANTY DEED

Karen Johnson Davidson County
Batch# 875213 DEEDWARR
06/22/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220622-0070857

File No. EM-22-2571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Likes and Faith Elizabeth Likes	New Owner	
(NAME)	(NAME)	
3307 Mays Street	11304 Crown Brook Cir.	133-01-0-216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brotherly Housing Solutions, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Likes, a married individual and Faith Elizabeth Likes, a single individual**, HEREINAFTER CALLED THE GRANTEE, 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 the South 43 feet of Lot No. 438 on the Map of Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office for said County.

Said Lot and part of said Lot fronts together 93 feet on the Westerly side of Mays Avenue and run back 145 feet, more or less on the North line and 136.2 feet, more or less, on the South line, to an alley on which it measures 93.6 feet, more or less.

Being the same property conveyed to Michael E. Collier by Warranty deed from B. B. Doubleday, Jr., married of record in Instrument No. 20020923-0116005 Register's Office for Davidson County, Tennessee, dated September 05, 2002 and recorded on September 23, 2002

Being the same property conveyed to Brotherly Housing Solutions LLC, a Tennessee Limited Liability Company by Warranty deed from Michael E. Collier, single of record in Instrument No. 20211203-0160944 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 03, 2021.

This is property more commonly known as 3307 Mays Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 13th day of June, 2022.

Brotherly Housing Solutions, LLC, a
Tennessee Limited Liability Company

By: _____
Khandi Mohammed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Khandi Mohammed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Brotherly Housing Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Khandi Mohammed as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Nashville TN, this 13th day of June, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 6/13/22.

Date

Affiant Signature

6/13/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 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