Karen Johnson Davidson County
Batch# 876869 **DEEDWARR**
06/23/2022 02:37:56 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20220623-0071954

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $258,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of June, 2022.

NOTARY PUBLIC

My commission expires 5/5/25

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TN Investment Group, LLC	New owner	162-05-0-174.00
(NAME)	(NAME)	
~~273 Delvin Ct.~~ 3533 Union Village Road		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37013~~ Thompson's Station, TN 37179		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nawzat Rekany, AKA Nawzat Muhammed Rekany and Hozan Zahir Yahya, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **TN Investment Group, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Section Two, Fair Oaks, of record in Book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NAWZAT REKANY, A MARRIED PERSON, by deed from KEITH B. POTEETE, of record as Instrument No. 20050802-0090524, dated July 29, 2005, said Register's Office.

This property is __unimproved _X_improved property known as: 273 Delvin Ct., Nashville, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

Witness our hands this 17th day of June, 2022.

Nawzat Muhammed Rekany

Hozan Zahir Yahya

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nawzat Muhammed Rekany and Hozan Zahir Yahya, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2022.

Notary Public
My Commission Expires: 4/22/23

