Karen Johnson Davidson County
Batch# 877660 DEEDWARR
06/24/2022 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $995.21
20220624-0072508

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $208,975.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2022. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abdinasir Aden	Cardinal Financial Company	119-14-0-356.00
2913 Harbor Lights Drive	3701 Arco Corp. Dr., Ste 200	
Nashville, TN 37217	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALAN W. RICE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDINASIR ADEN, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of William Lee Subdivision of record in Plat Book 4350, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 70 feet on the Southerly Side of Radnor Street and runs back between parallel lines 175.5 feet on west line and 178.00 feet on east line to a rear line which measures 70.01 feet.

Being the same property conveyed to Alan Rice, married by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20100616-0046741 Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on June 16, 2010.

Being the same property conveyed to Alan Rice, LLC by Quitclaim deed from Alan Rice of record in Instrument No. 20120502-0037523 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on May 02, 2012.

Being a portion of the same property conveyed to Alan W. Rice, an unmarried man by Quitclaim deed from Alan Rice, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170823-0086456 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 23, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 191 Radnor Street, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2022.

Alan W. Rice

STATE OF Iowa
COUNTY OF Scott

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan W. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 12-17-22

STEVEN A. ROSALES
Commission Number 714092
My Commission Expires
12-17-22

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 21, 2022 (date of document).

Affiant Signature

June 21, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

ELISA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025