Karen Johnson Davidson County
Batch# 879075 DEEDWARR
06/27/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220627-0073756

WARRANTY DEED

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haris Riaz Syed	Haris Riaz Syed	
(NAME) 2115 Crossfield Dr.	(NAME) 2115 Crossfield Dr.	04115009000
(ADDRESS) Murfreesboro,TN 37127	(ADDRESS) Murfreesboro,TN 37127	
(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, **Ezra Equity, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Haris Riaz Syed**, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1, on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan eference is hereby made for a more complete description. Being the same more or less, but subject to all legal highways.

Being the same property conveyed to Ezra Equity, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated October 25, 2021, and being of record at Instrument No. 20211102-0146789 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David Frank, Trustee of THE REYNOLDS FRANK SEPTEMBER 2020 FAMILY TRUST, by virtue of that certain Quit Claim Deed dated November 11, 2020, and being of record at Instrument No. 20201201-0139169, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 200 Tuckahoe Sq W Nashville, TN 37207
(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 hand this 23rd day of June, 2022.

Ezra Equity, LLC

By: De'Anton Gipson, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared **De'Anton Gipson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **Ezra Equity, LLC** the within named bargainer, and that he as such **Sole Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as **Sole Member**.

WITNESS my hand and official seal at office this 23rd day of June, 2022.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/23/22

GEORGE E. MUDTER, JR.
Dated 6/23/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/23/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

