Karen Johnson Davidson County
Batch# 884182 DEEDWARR
07/05/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220705-0077400

WARRANTY DEED

CHARLES H. BYRD, SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON
My Commission Expires June 18, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0336

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shah Investors, LLC	NEW OWNER	Map: 09207036100
(NAME) 624 N. Highland Ave.	(NAME)	
(ADDRESS) Jackson, TN 38301	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BELINDA A. JORDAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAH INVESTORS, LLC,

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 more specifically described as the Easterly part of Lot No. 12 on the plan of H.P. Bostick's First Addition to Nashville, as of record in Book 21, Page 31, Register's Office for said County.

Said part of Lot No. 12 fronts 32 1/3 feet on the northerly side of Jo Johnston, formerly Line Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Belinda A. Jordan, by Quitclaim Deed from Belinda A. Jordan, of record in Book 11018, Page 364, dated July 13, 1998, Register's Office for said County. See also Will of Charlie Mai Sowell of record in Book 10986, Page 909, Decree of record in Book 2883, Page 486, Quitclaim Deed of record in Book 2646, Page 85 and Warranty Deed of record in Book 2091, Page 497, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 31, said Register's Office; (3) Overhead Line Easement of record in Instrument No. 20020607-0069549, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1816 Jo Johnston Ave., Nashville, TN 37203
(House No.) (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 our hands this 27th day of June, 2022.

Belinda A. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Belinda A. Jordan, 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, 27th day of June, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Maegan Rae King, 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 6-27-2022 (date of document).

Maegan Rae King
Affiant Signature

7-5-2022
Date

STATE OF TENNESSEE
COUNTY OF GIBSON

Sworn to and subscribed before me on 7-5-2022.

Marcie Willis
Notary's Signature

My Commission Expires: _____.

