39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 889497 DEEDWARR
07/15/2022 11:19:48 AM 2 pgs
Fees: $13.00 Taxes: $1,831.13

20220715-0081455

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

ANGELA PROSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jasmine Aguinaldo David Aguinaldo Jocelyn Aguinaldo	CapStar Bank	14805I00200CO
(NAME)	(NAME)	
336B Dade Dr.	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Delshad Omer and Nawroz Naji, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jasmine Aguinaldo, a single woman and Jocelyn Marcos Aguinaldo and David Valdez Aguinaldo, wife and husband,*** 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:

*Joint Tenants with Right of Survivorshi

Land in Davidson County, Tennessee, being Unit B The Cottages at 336 Dade Drive, as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at 336 Dade Drive, a Horizontal Property Regime with Private Elements, (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b)), of record in Instrument Number 20220406-0039734, and amended in Instrument No. 20220630-0075913, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to Delshad Omer and Nawroz Naji, by deed of record in Instrument No. 20220111-0003579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 336B Dade Dr., Nashville, TN 37211

(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/our hands this 11th day of July, 2022.

Delshad Omer

Nawroz Naji

State of Tennessee
County of Davidson

Personally appeared before me Delshad Omer and Nawroz Naji, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2022.

Notary Public
My Commission Expires: 11-17-2024

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16432