WARRANTY DEED

Karen Johnson Davidson County
Batch# 892970 DEEDWARR
07/25/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220725-0084303

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF July 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-03-2026

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

ADDRESS NEW OWNER(S) AS FOLLOWS: TN AUTO SALE INC, A TENNESSEE CORPORATION.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2632 Nolensville Rd (NAME)	New Owner (NAME)	
Nashville TN 37211 (ADDRESS)	(ADDRESS)	06015006900
(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, **Nawzad Botany and Srwa Botany,** a married couple, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN AUTO SALE INC,** a Tennessee Corporation, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

BEING Lots Nos. 257 and 258 on the Final Plat of Joywood Heights, Section II, as recorded in Book 1130, Pages 92 and 93, Register's Office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lots 256 and 258, a distance of 151 feet ot the rear corner of Lots 256 and 257; thence North 72 degrees 15 minutes West along the Southerly line of Lot No. 257, 141 feet to a point in the Easterly margin of Dickerson Pike; thence Northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence Northeastwardly around said curve, a distance of 30.9 feet to a point in the Southerly margin of Dellway Drive; thence Eastwardly with said margin of said Drive, 113.9 feet to the point of beginning. (Legal description taken from prior deed.)

Being the same property conveyed to Nawzad Botany and Sraw Botany by Warranty deed from Chris Mehr of record in Instrument No. 20140818-0074578 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 18, 2014.

***Grantors warrant that this property was not used as a primary residence. ***

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.

This is improved x property, known as 2537 Dickerson Rd. Nashville, TN 37207
(unimproved _)
(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 20th day of July, 2022.

Nawzad Botany

Srwa Botany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nawzad Botany and Srwa Botany,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2022.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 20, 2022**.

Date

Affiant Signature

07/22/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026