Send Tax Statements To:
New Owner

Name and Address of New Owner:
Charles Aiken
68 Twin Street
Nashville, TN 37209

This Instrument Prepared By~~/Return To~~:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

~~From Information Furnished By The Parties~~

Map and Parcel Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **GORDON DIN, A SINGLE PERSON**, has this day bargained and sold and does hereby transfer and convey unto, **CHARLES AIKEN AND KASSIDY LANFORD, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 134 on the plan of West Nashville Heights, as of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gordan Din, a single person, by deed from IRA Innovations, LLC, an Alabama limited liability company FBO John Timothy Hoots IRA and John Timothy Hoots, as tenants in common, dated February 20, 2019, appearing of record in Instrument Number 20190227-0017738, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 1335, page 204; Agreement for Dedication of Public Right of Way in Instrument Number 20180529-0051188; and to any and all matters shown on said plat and survey of record in Plat Book 332, page 127; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KASSIDY OATES LANFORD AND CHARLES DENNIS AIKEN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 908985 DEEDWARR
08/26/2022 02:28:29 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220826-0096699

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CRE-22-68

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19 day of August, 2022.

Gordon Din

STATE OF ~~TENNESSEE~~ OKLAHOMA)
COUNTY OF ~~DAVIDSON~~) OKLAHOMA

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Gordon Din, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 19 day of August, 2022.

NOTARY PUBLIC Walter J Miller Jr
My Commission Expires: 07/20/2024

NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA
OFFICIAL SEAL
WALTER J. MILLER, Jr.
Commission # 04006567
Expires July 20, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 23rd day of August, 2022. Walter J. Miller, Jr Notary Public

NOTARY PUBLIC Walter J Miller Jr
My Commission Expires: 07/20/2024

NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA
OFFICIAL SEAL
WALTER J. MILLER, Jr.
Commission # 04006567
Expires July 20, 2024