WARRANTY DEED

Karen Johnson Davidson County
Batch# 911222 DEEDWARR
09/01/2022 09:16:11 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20220901-0098513

BONNIE L HEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100~~,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 5·20·2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Faris Malik Alidani	Faris Malik Alidani	121-50
(NAME) 1465 Pleasant Hill Road	(NAME) 1455 Pleasant Hill Rd	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashviller, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221629

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, I/we, **Corrine Lane and Joseph Lane and Gina Lane Stalnaker** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Faris Malik Alidani**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 1 on the plan of A Division of The Hooser-McNeese Land, a plat of which is of record in Book 5190, page 472, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Frank Lane and wife, Corrine H. Lane by Warranty Deed from Billie Jo Looney, dated September 17, 1990 and filed of record in Book 8202, page 93, Register's Office for Davidson County, Tennessee. Corinne H. Lane conveyed her ½ interest in said property to Frank C. Lane by Quitclaim Deed dated July 10, 2014 and filed of record in Instrument No. 20180523-0049396, said Register's Office. Frank C. Lane Jr. died intestate, a citizen and resident of Charlotte County, Florida on or about 10/11/2020. Pursuant to Affidavit of Heirship of record in Record Book *, page ___, said Register's Office, Frank C. Lane Jr. is survived by Corinne Lane, Joseph Lane and Gina Lane Stalnaker, his sole heirs at law. * 20220901-0098512

Frank Lane and Frank C. Lane and Frank C. Lane Jr. are one and the same person.

Corinne H. Lane is also known as Jane Lane.

Unimproved ☐

This is improved ☒ property, known as 1465 Pleasant Hill Road, Nashville, TN 37214
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of August, 2022

Corrine Lane

Witness my hand this 31st day of August, 2022

Joseph Lane

Gina Lane Stalnaker

STATE OF FLORIDA)
County OF Charlotte)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Corrine Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH of August, 2022.

Notary Public
My Commission Expires: 6/28/23

DEBI LANTZER STOUT
MY COMMISSION # HH 072301
EXPIRES: June 28, 2023
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

STATE OF TENNESSEE)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gina Lane Stalnaker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023