WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

LR-SH-22-325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Faisal Jehan	**New Owner**	
(NAME)	(NAME)	
4099 Cortona Court		**071-04-0-297.00**
(ADDRESS)	(ADDRESS)	
Yorba Linda, CA 92886		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TED L. LINDSEY, A MARRIED MAN AND TOM O. ABNEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAISAL JEHAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Queen Ave. Resub, Resubdivision of the J. B. Haynies Oriental Plan of record in Book 161, page 26 and Resubdivided in Plat Book 6200, Page 625, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ted L. Lindsey and Tom O. Abney by Warranty deed from Paul Aponte and wife , Rose Marie Aponte of record in Book 9711, page 513, Register's Office for Davidson County, Tennessee, dated June 16, 1995 and recorded on June 26, 1995.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 625 and Plat Book 161, Page 26, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits recorded December 29, 1995 in Book 9901, Page 991, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **325 Queen Ave, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 948584 **DEEDWARR**
12/06/2022 02:11:10 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50

20221206-0127269

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2022.

Ted L. Lindsey

Tom O. Abney

Tom O. Abney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TED L. LINDSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM O. ABNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2022.

Leslie A. Lewis

Notary Public
My Commission Expires: 7/12/2025
(SEAL)

LESLIE A. LEWIS
NOTARY PUBLIC
Richmond County, State of Georgia
My Commission Expires 7/12/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2022.

Ted L. Lindsey

Tom O. Abney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and official seal, this the 28th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This certificate pertains to a 2 page document dealing with/entitled Warranty Deed and signed on 11/28/2022

Acknowledgment for an Individual

State of Georgia
County of Laurens

This record was acknowledged before me on 11/28/2022
Date

by Ted L. Lindsey,
Printed name of individual signing document

who is

____personally known

or

✓ ____proved to me on the basis of satisfactory evidence to be the person

who appeared before me.

(signature of notary public)
Notary Public, State of Georgia

Stamp/Seal

My commission expires: June 1, 2025

OFFICIAL SEAL
PETRONIA JONES YOUNG
NOTARY PUBLIC-GEORGIA
CRISP COUNTY
My Comm. Expires 06/01/2025