Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-20108-RC

Karen Johnson Davidson County
Batch# 961239 DEEDWARR
01/17/2023 08:11:23 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20230117-0003191

STATE OF TENNESSEE
COUNTY OF Davidson

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

The actual consideration or value, whichever is greater, ~~for this transfer is $390,000.00.~~

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nawas Hussein 4701 Timberhill Dr. Nashville, TN 37211	New Owner	148 10 0 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harvey Gordon Andrew Bozeman, Jr., a married man, and Pamela Gail Bozeman Walker, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nawas Hussein**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the plan of Murray Heights, as of record in Book 2663, page 37, Register's Office for said County

Said Lot No. 2 fronts 150 feet on the north side of Haywood Lane, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Harvey Gordon Andrew Bozeman, Jr, and Pamela Gail Bozeman Walker, by No Consideration, No Title Search, Quitclaim Deed from Susan M. Bozeman, of record in Instrument No. 20220826-0096686, in the Register's Office of Davidson County, Tennessee, dated April 25, 2022 and recorded on August 26, 2022. Further being the same property conveyed to Harvey Gordon Andrew Bozeman, Jr, and Pamela Gail Bozeman Walker, as tenants in common, by Executor's Deed from Susan M. Bozeman, Executrix of the Estate of Harvey Gordon Andrew Bozeman, Sr. of record in Instrument No. 20220826-0096685, in the Register's Office of Davidson County, Tennessee, dated April 25, 2022 and recorded on August 26, 2022.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **204 Haywood Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2023.

GRANTOR:

Harvey Gordon Andrew Bozeman, Jr.

Pamela Gail Bozeman Walker
Pamela Gail Bozeman Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Harvey Gordon Andrew Bozeman, Jr. and Pamela Gail Bozeman Walker,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 8-24-26