WARRANTY DEED

Karen Johnson Davidson County
Batch# 987195 DEEDWARR
03/31/2023 11 08 19 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20230331-0023401

B-TG-23-2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

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)
Hamid Durani	Same as new owner	
(NAME)	(NAME)	119-09-0-158 00
1200 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **URBANO MARTINEZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMID DURANI,** 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 11 on the Plan of Plan of E T Brown's Subdivision of a part of the Patterson Tract, of record in Plat Book 332, Page 60, in the Register's Office for Davidson County, Tennessee

Said Lot No 11 fronts 71 feet on the easterly side of Hogan Street, and extends back 128-1/2 feet on the northerly line, to a dead line, measuring 54 feet thereon

Being the same property conveyed to Roy S Jones by Warranty deed from The Estate of Lillian Inez Lyell Hill by Edward Waller Hill, Executor of record in Book 9661, page 805, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 2, 1995 (Value or consideration shown in aforementioned deed $6,750 00)

Being the same property conveyed to Roy S Jones and Cason A Dickinson, a 50% interest each, by Quitclaim deed from Roy S Jones of record in Book 9848, page 784, Register's Office for Davidson County, Tennessee, dated October 30, 1995 and recorded on November 3, 1995 (Value or consideration shown in aforementioned deed $ zero)

Being the same property conveyed to Roy S Jones Construction Company, Inc , a 50% interest, by Quitclaim deed from Roy S Jones of record in Book 10303, page 876, Register's Office for Davidson County, Tennessee, dated December 23, 1996 and recorded on December 30, 1996 (Value or consideration shown in aforementioned deed $ zero)

Being the same property conveyed to Cason A Dickinson, a 50% interest, by Warranty deed from Roy S Jones Construction Company, Inc of record in Book 10303, page 878, Register's Office for Davidson County, Tennessee, dated December 23, 1996 and recorded on December 30 1996 (Value or consideration shown in aforementioned deed $ zero)

Being the same property conveyed to Urbano Martinez, married by Warranty deed from Cason A Dickinson, a single person of record in Book 10303, page 880, Register's Office for Davidson County, Tennessee, dated December 23, 1996 and recorded on December 30, 1996 (Value or consideration shown in aforementioned deed $56,500 00)

Being the same property conveyed to Urbano Martinez, married by Warranty deed from Cason A Dickinson, a single person of record in Book 10303, page 880, Register's Office for Davidson County, Tennessee, dated December 23, 1996 and recorded on December 30, 1996 Eudoxia Martinez, spouse of Urbano Martinez, having since died on or about 2/5/2020

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 60, 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 **2708 Fannie Willliams Street, Nashville, Tennessee 37210**

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

Witness my/our hand(s) this the 28th DAY OF MARCH, 2023

Urbano Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, URBANO MARTINEZ, 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 March, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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