WARRANTY DEED

Karen Johnson Davidson County
Batch# 987203 DEEDWARR
03/31/2023 11 12 18 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20230331-0023411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. 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)
Faroukh Fani	**NEW OWNER**	
(NAME)	(NAME)	
6335 Johnson Chapel Rd West		**149-00-0-024 00**
(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, **DEBERE Y GETAHUN AND DAWIT M LEMA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAROUKH FANI,** 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 the 2nd Civil District of Davidson County, Tennessee and said tract of land being generally bounded on the North by the southerly margin of the old Shumate Lane, on the East by a fifty (50') strip of land described in Book 8100, Page 138, R O D C , Tennessee, on the South margin of Shiaway Drive and on the West by land now or formerly owned by Sam Sanders as of record in Book 5376, Page 630, R O D C , Tennessee, and being more particularly described as follows

Beginning at a point in the northerly margin of Shiaway Drive as shown on the PUD Boundary Plat and Subdivision Plat, Kmart Corporation recorded in Book 7900, Page 289, R O D C , Tennessee
Thence, with said margin North 78 degrees 32 minutes 53 seconds West, 220 78 feet to a point,
Thence, leaving said margin North 06 degrees 32 minutes 34" East, 113 0 feet to an old iron rod,
Thence, with the southerly margin of old Shumate Lane South 81 degrees 03 minutes 11 seconds East, 219 22 feet to a point,
Thence, South 06 degrees 05 minutes 44 seconds West, 122 70 feet to the point of beginning and containing 0 60 acres more or less

Being the same property conveyed to Debere Y Getahun and Dawit M Lema by Warranty Deed from Andrew L Herron and Linda M Herron of record in Instrument No 20150622-0059347, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015 (Value or consideration shown in aforementioned deed $250,000 00)

This conveyance is subject to
- Taxes for the year 2023, and subsequent years
- Right of Ingress and Egress to Shumate Lane as stated in deed of record in Book 6584, Page 962, in the Register's Office for Davidson County, Tennessee
- Easement permission for sewer line of record in Instrument No 201603230027392, in the 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 **2413 Shumate Ln , Nashville, Tennessee 37217-3560**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, her heirs and assigns forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee its successors 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 12 DAY OF MARCH, 2023

Debere Y. Getahun

Dawit M. Lema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBERE Y. GETAHUN, 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 22nd of March, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWIT M LEMA, 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 22nd of March, 2023.

Notary Public
My Commission Expires· _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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