WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES MAY 22, 2024
(AFFIX SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 990973 DEEDWARR
04/12/2023 02 25 36 PM 2 pgs
Fees $13 00 Taxes $1,184 00

20230412-0026940

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Derin Hussein	New Owner	Parcel ID 133-16-0-043 00 and
(NAME) 4846 Aster Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Than K. Gen and Suan Cing, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derin Taha Hussein and Chnoor M. Hasan, husband and wife**, 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

Land in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Highview Acres, of record in Book 2331, Page 52, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of Aster Drive, the common corner of Lots Nos. 10 and 11, thence with the line between said two lots easterly 143 feet to a point; thence northerly 105 feet to a point in the southerly margin of a unnamed Drive; thence with the margin of the same, westerly 118 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to a point in the easterly margin of said Aster Drive; thence with the margin of the same southerly 80 feet to the point of beginning.

Being the same property conveyed to Than K. Gen and Suan Cing, husband and wife from James J. Reese, Jr., married by Warranty Deed dated April 15, 2013 and recorded on April 22, 2013 in Instrument No.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-23-4846

20130422-0039763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record; (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 4846 Aster Drive, Nashville, TN 37211

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 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 our hands this 7th day of March, 2023

Than K. Gen

Suan Cing

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Than K. Gen and Suan Cing,** 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 and official seal, this the 7th day of April, 2023

DAKOTA N. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

Notary Public

My Commission Expires May 22, 2024

(SEAL)