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

Karen Johnson Davidson County
Batch# 998411 DEEDWARR
05/02/2023 09 29 52 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20230502-0032290

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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)
Delshad Omer		Parcel ID 148 05 0 198 00
(NAME)	(NAME)	
1317 Lipscomb Dr.	New Owners	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Ling L. Ha and Ha Pai, husband and wife and Ha Cium, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Delshad Omer,** _____, 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 30, on the plan of Section One, Haywood Acres, as the same appears of record in Plat Book 2900, Page 17, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description

Being the same property conveyed to Ling Law Ha and Ha Pai by Warranty Deed from David Scott Shepherd and Sharon Shepherd Funk and Gary Stephen Shepherd, Heirs at Law of M.J. Shepherd, deceased, dated September 28, 2015 and recorded on October 6, 2015 in Instrument No. 20151006-0101626, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Ling L Ha and Ha Pai, Husband and Wife, and Ha Cium, Unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Ling L Ha and Ha Pai, Husband and Wife, dated September 29, 2015 and recorded on October 20, 2015 in Instrument No 20151020-0106501, 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 329 Leo Ln, 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 28th day of April, 2023

Ling L Ha

Ling L Ha

Ha Pai

Ha Pai

Ha Cium

Ha Cium

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ling L Ha and Ha Pai, husband and wife and Ha Cium, an unmarried person, 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 28th day of April, 2023

Notary Public

My Commission Expires

(SEAL)

