Karen Johnson Davidson County
Batch# 998888 DEEDWARR
05/02/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230502-0032583

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-JS-23-2415

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)
Mohammad Amirul Islam	**Flash Raise Funding**	
(NAME)	(NAME)	
108 Cambridge Close	**200 Bartlett Drive Suite 108**	**092-02-0-373.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**El Paso, TX 79912**	
(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, **TONY ALEXANDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD AMIRUL ISLAM,** 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. 7, Block 1 on the Plan of Hefferman Place, of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot no. 7 fronts 50 feet on the southerly side of Hefferman Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mr. Tony Alexander by Quitclaim Deed from Erika Elaine Davis Patterson and husband, Keith A. Patterson, of record as Instrument Number 20230223-0012779, Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on February 23, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 138, 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: **2415 Meharry Blvd, Nashville, Tennessee 37208**.

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 APRIL, 2023.

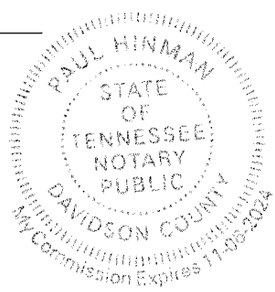
Tony Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY ALEXANDER, 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 April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/23 (date of document).

Affiant Signature

Date 5/2/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES:

