Karen Johnson Davidson County
Batch# 1008523 DEEDWARR
05/26/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230526-0040116

WARRANTY DEED

Andrew Suzore State of Tennessee Notary Public Davidson County

BS-CL-23-542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

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)
Noelle C. Martin and Yenmei Melissa Shih		
(NAME)	(NAME)	**104-05-0R-005.00**
542 Acklen Park Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ELAINA AL-NIMRI, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOELLE C. MARTIN, AN UNMARRIED WOMAN AND YENMEI MELISSA SHIH, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 5 on the Plan of Acklen at Murphy of record in Instrument No. 20170925-0098056 , in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elaina Al-Nimri, a single woman by Warranty Deed from Vandy Acklen Park LLC, a Florida Limited Liability Company of record in Instrument No. 20190418-0035964 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Instrument No. Instrument No. 20170925-0098056 Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20180716-006888, in the Register's Office for Davidson County, Tennessee.
- Easement to U. S Sprint Communications Company of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977, Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **542 Acklen Park Drive, Nashville, Tennessee 37205**.

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 25th DAY OF MAY, 2023.

Elaina Al-Nimri

Elaina Al-Nimri

JEFFREY GAGLIANO

JEFFREY GAGLIANO, spouse of Elaina Al-Nimri, hereby joins in this conveyance and does transfer and convey any and all marital interest JEFFREY GAGLIANO may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINA AL-NIMRI, 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 26th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY GAGLIANO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 05/25/2023 (date of document).

Affiant Signature

05/26/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

