This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20958-MF

Karen Johnson Davidson County
Batch# 1009112 DEEDWARR
05/30/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20230530-0040640

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $659,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2023.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason A. West and Emily Palenkas-West 2668 Miami Avenue Nashville, TN 37214	New Owner	052 09 0 176.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Kris Hamid, married***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jason A. West and Emily Palenkas-West, 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 Lots No. 65, (Sixty Five) on the Plan of Woodale Grove Annex, Subdivision of Part of J.H. Gothard's Lands, of record in Book 547, Pages 109 and 110, Register's Office for said County.

Said Lot Nos. 65 fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel line to a dead line.

Included in the above described, but excluded herefrom is that part of said lots conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 64, said point being in the Southerly right of way line of Miami Avenue; thence Easterly along the present Southerly right of way line of Miami Avenue, 150 feet to a point, said point being the Northeast corner of Lot No. 66; thence Southerly along the Easterly margin of Lot No. 66, 34 feet, more or less, to a point in the new proposed Southerly right of way line of Miami Avenue; thence Westerly along proposed new Southerly right of way line of Miami Avenue, 150 feet to a point in the Westerly line of Lot No. 64; thence Northerly along the Westerly line of Lot No. 64, 32 feet, more or less, to the point of beginning.

Being the same property conveyed to Kris Hamid, married, by Warranty Deed from Jim E. Allen, Jr., of record in Instrument No. 20200924-0109499, in the Register's Office of Davidson County, Tennessee, dated September 21, 2020 and recorded on September 24, 2020.

*This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **2668 Miami Avenue, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MF 26 tk

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~31~~ 1st day of May, 2023.

GRANTOR:

Kris Hamid

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kris Hamid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

MF

WITNESS my hand and seal at office this ~~31~~ 1st day of May, 2023.

26 tk

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/26/23 (date of document).

Emma Howard

Affiant Signature

Date: 05/26/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM