RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-14498-2023

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011795 DEEDWARR
06/06/2023 01:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20230606-0042932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023.

NOTARY PUBLIC

My commission expires: March 7th 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Amirul Islam 1501 21st Avenue North Nashville, TN 37208	Same address as new owner	081-15-0-101

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($280,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HENRY C. NESBITT, III, CURTIS HUNT, AND TIFFANY NESBITT, SOLE HEIRS OF JOHN THOMAS NESBITT**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **MOHAMMAD AMIRUL ISLAM, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of S.A. Champion's Subdivision of Lots No. 85 to 168, and 169 to 228, and Lots 235 to 252, inclusive, in the Harding Plan as registered in Book 21, page 80, of record in Book 161, page 132, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry C. Nesbitt and wife, Geraldine Nesbitt, from Louise Dozier, feme sole, by Warranty Deed dated September 26, 1950 and recorded October 5, 1980 in Book 1905, page 575, said Register's Office. Per Affidavit of Heirship of record in Instrument #20210519-0067827, and in Instrument #20210519-0067826, the said Geraldine Nesbitt died intestate on January 14, 1997, and Henry C. Nesbitt died testate on August 3, 1998. Their only children were Henry C. Nesbitt, Jr., and John Thomas Nesbitt. The said Henry C. Nesbitt, Jr., died intestate on November 28, 1997. Henry C. Nesbitt's Last Will and Testament was probated in the Probate Court for Davidson County, Tennessee, Docket No. 99P-735, which bequeathed the property to his son, John Thomas Nesbitt. Also being the same property conveyed to John Thomas Nesbitt from Renard A. Hirsch, Sr., Trustee, and John Thomas Nesbitt by Quitclaim Deed dated October 16, 2001 and recorded October 17, 2011 in Instrument #20011017-0112903, said Register's Office. The said John Thomas Nesbitt having died intestate January 25, 2021. Per Affidavit of Heirship of record in Instrument #20210519-0067827, and in Instrument #20210519-0067826, John Thomas Nesbitt's sole heirs are Henry C. Nesbitt, III, Curtis Hunt, and Tiffany Nesbitt.

This conveyance is made subject to all matters as shown on the Harding Plan as registered in Book 21, page 80, of record in Book 161, page 132; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 1501 21st Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 19th day of May, 2023.

GRANTOR:

_____
Henry C. Nesbitt, III

_____
Tiffany Nesbitt

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Henry C. Nesbitt, III and Tiffany Nesbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of May, 2023.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

WITNESS MY HAND, this 19th day of May, 2023.

GRANTOR:

C. Hunt

Curtis Hunt

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Curtis Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of May, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

John Griffin

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

This conveyance is made subject to all matters as shown on the Harding Plan as registered in Book 21, page 80, of record in Book 161, page 132; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 1501 21st Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 19th day of May, 2023.

GRANTOR:

Henry C. Nesbitt, III

Tiffany Nesbitt

STATE OF Georgia
COUNTY OF Clayton

Personally appeared before me, a Notary Public, Henry C. Nesbitt, III and Tiffany Nesbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of May, 2023.

VALERIE WILLIAMS
Notary Public, Georgia
Clayton County
My Commission Expires
September 1, 2024

Valerie Williams
Notary Public

VALERIE Williams
Printed Notary Name

My commission expires: 9-1-2024

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 5/19/23 (date of document).

Marty Berry

6/6/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2026