Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-5600164

**This Instrument Prepared By:**
**KRIS OLIVER, Attorney**
**Advance Title of Murfreesboro, Inc.**
**1500 Medical Center Pky. #3A-9**
**Murfreesboro, Tennessee 37129**

~~From Information Furnished by the Parties.~~

**MAP/GROUP/PARCEL 162090B07700**

**NAME & ADDRESS OF NEW OWNER:**
**Micah James Sparrow and Sarah Emilee Sparrow**
**5600 Country Drive, #164**
**Nashville, Tn 37211**

**SEND TAX BILLS TO:**

Same as NEW OWNER

Karen Johnson Davidson County
Batch# 1012272 DEEDWARR
06/07/2023 10 55 49 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20230607-0043238

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **EASY HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICAH JAMES SPARROW AND SARAH EMILEE SPARROW, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

A certain condominium apartment described as Unit No 164, including the garage therewith, on 4th Revised Plan of Phase 3, Hickory Valley Condominiums, as shown by plat appearing of record in Book 5200, page 131, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description Property being more particularly described in Master Deed filed of record in Book 4918, page 116, as amended in Book 4958, page 346, to which reference is hereby made

BEING the same property conveyed to Easy Home Solutions, LLC, by Warranty Deed from Music City Financial, LLC, dated March 15, 2023, appearing of record in Instrument No 20230317-0019537, of the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 5600 Country Drive, #164, Nashville, TN, 37211

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

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2 day of June, 2023.

**Easy Home Solutions, LLC**

**BY:** Mirsad Smajlovic
**Mirsad Smajlovic, Sole Member**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mirsad Smajlovic, Sole Member of Easy Home Solutions, LLC, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2 day of June, 2023

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires 12-19-26

State of TN, Davidson Co.: AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

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

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My Commission Expires 7/9/24

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