Karen Johnson Davidson County
Batch# 1013087 DEEDWARR
06/09/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20230609-0043883

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-4407

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2023

Notary Public

Commission Expires: 3/22/26

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kirollos Lewis 1617 Heiman Street Nashville, TN 37208	New Owner	081 15 0 411.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Harborview Capital Holdings, LLC, a South Carolina Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kirollos Lewis and Sousana Shehta Tanious, husband & 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 Lot(s) 22, as shown on the map entitled Bransford Realty Company, a subdivision of Lots Numbers 1 and 34 and part of Lot Number 2 of the James Hamilton Tract, of record in Plat Book 332, page(s) 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation to Hollis V. Smith, a married man, recorded January 4, 2007, as Instrument No. 20070104-0001506 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $52,000.00.

BEING the same property conveyed by Quit Claim Deed from Hollis V. Smith, a married man, to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020, recorded June 25, 2020, as Instrument No. 20200625-0068834 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING a portion of the same property conveyed by Warranty Deed from Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 to HarborView Capital Holdings, LLC, recorded August 24, 2022, as Instrument No. 20220824-0095486 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $1,200,000.00. See also Scrivener's Affidavit recorded March

30, 2023, as Instrument No. 20230320-0019872 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1617 Heiman Street, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 22 day of May, 2023.

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

By: _____
Mark W. Weeks, Authorized Signor

STATE OF South Carolina
COUNTY OF Charleston

Before me, Kimberly Miller **of the state and county mentioned, personally appeared Mark W. Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark W. Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office, this 22 **day of** November **, 2023.**

_____
Notary Signature
My commission expires: _____

KIMBERLY MILLER
NOTARY
My Comm. Exp.
08/02/2032
PUBLIC
SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/22/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31ST day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

