Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 ile843

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025383 DEEDWARR
07/12/2023 02 29 29 PM 2 pgs
Fees. $13 00 Taxes $1,363 08

20230712-0053470

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,400 00

Mevan A Haji
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2023

Notary Public

MY COMMISSION EXPIRES. _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mevan A Haji	New Owner	10516022800
(NAME)	(NAME)	
1761 Elijah Ryan Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Easy Holdings, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mevan A. Haji,** 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 No. 8 on the Plan of South Highland Subdivision of record in Plat Book 421, Page 106, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Easy Holdings, LLC, by deed of record in Instrument No 20230110-0002052, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 2171 Carson St , Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 hands this 5th day of July, 2023

Easy Holdings, LLC

Manager

Robert F Norris, Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert F Norris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Easy Holdings, LLC and that he as such Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Manager

WITNESS my hand and seal this 5th day of July, 2023.

Notary Public

My Commission Expires

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

File No 16843