WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051260 DEEDWARR
09/18/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,704.70
20230918-0073194

STATE OF

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 731,000.00

Affiant Sworn

SUBSCRIBED AND ~~SWORN~~ TO BEFORE ME, THIS 15th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Lee	New owner	
4518 Georgia Ave	**4166 Rousseau Lane**	**091-12-0-324.00**
Nashville, TN 37209	**Palos Verdes Peninsula, PA 90274**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Tariq Amassyali, an Unmarried Man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Michelle Lee, an Unmarried Woman** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 4518 Georgia Ave, Nashville, Nashville, TN 37209. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 421, Block 80 on the Plan of Plan No. 1 of West Nashville of record in Plat Book 57, Page(s) 74 and 75, 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 Tariq Amassyali, an Unmarried Man by Warranty Deed from Robert G. Shuler, an Unmarried Man dated 09/30/2020 and filed for record on 10/01/2020 of record in Instrument No. 20201001-0113150, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **4518 Georgia Ave, Nashville, TN 37209**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 14 day of September, 2023.

T. Amassyali

Tariq Amassyali

MARILYN LEGGETT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124018945
MY COMMISSION EXPIRES MAR 22, 2024

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tariq Amassyali** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained. On 9/14/2023.

Witness my hand and official seal this 15th day of September, 2023.

Commission Expires: 3/22/2024

Marilyn Leggett

Notary Public
Marilyn Leggett

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of September, 2023.

Affiant Signature _____

Date 9/15/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2023.

_____
Notary's Signature
MY COMMISSION EXPIRES:

