Karen Johnson Davidson County
Batch# 1059758 DEEDWARR
10/11/2023 11:51:04 AM 2 pgs
Fees: $13 00 Taxes $1,221 00
20231011-0079674

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

(Affiant)

Sworn to and subscribed before me this 10th day of October, 2023.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
FMAB PROPERTIES, LLC
375 DAVIDS WAY
LAVERGNE, TN 37086

Send Tax Bills To:
SAME

Map & Parcel No 162-03-0-284.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Ha Mwee, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

FMAB Properties, LLC, a Limited Liability Company, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page (s) 164 and 165, 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 Paw Tee Ne, a married man by Warranty deed from Amayikowan Jude Osadolo, married of record in Instrument No. 20150402-0028865 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 2, 2015. (Value of consideration shown in aforementioned deed $98,000.00.)

Final Decree of Divorce recorded on December 3, 2021 in Instrument No. 20211203-0160818 Register's Office for Davidson County, Tennessee.

This is __X__ improved _____ unimproved property also known as 616 Saint Cloud Drive, Nashville, TN 37013.

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 prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of October, 2023.

HA Mwee (SEAL)
Ha Mwee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of October, 2023, before me personally appeared **Ha Mwee**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2023.

Notary Public:
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2023-627