Karen Johnson Davidson County
Batch# 1064621 DEEDWARR
10/25/2023 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231025-0083476

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $450,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of OCT, 2023

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Devin Ghazi
911 North 16th St
Nashville, TN 37206

SEND TAX BILLS TO:
Devin Ghazi
911 North 16th St
Nashville, TN 37206

MAP AND PARCEL NUMBER: Tax ID #: 08306003700

WARRANTY DEED
23NT01020

Effective the 17TH Day of OCT, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Beverly J. Voelker

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Devin Ghazi, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map showing subdivision of certain Lots in Blocks "A", "B" and "C" of the Weakley Home Place, as of record in Book 547, Page 127 Register's Office for said County.

Said Lot No. 36 fronts 56.2 feet on the Easterly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines with the Southerly margin of Benjamin Street, 150 feet to an alley.

Being the same property conveyed to Beverly J. Voelker from Andrew M. Cuomo, Secretary of Housing and urban Development, of Washington, D.C., by Cash Deed dated 07/17/1998 and recorded 07/21/1998 in Book 11029, page 104, Register's Office of said County.

This is an improved property commonly known as: 911 N 16th St, Nashville, TN 37206-2503

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17TH day of OCT, 2023

Beverly J. Voelker

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Beverly J. Voelker,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/17/23 (date of document).

Affiant Signature

10/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of October, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025