WARRANTY DEED

Karen Johnson Davidson County
Batch# 1084952 DEEDWARR
12/21/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.96
20231221-0098611

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 3/1/25

(AFFIX SEAL)

KIM PER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Noble Cummings, IV	New Owner	14805L00100CO
(NAME)	(NAME)	
336A Dade Dr.	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	"	
(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, **Delshad Omer and Nawroz Naji, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Noble Cummings, IV, an unmarried man,** 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 Unit A of The Cottages at 336 Dade Drive, a Horizontal Property Regime with private elements as further described in the Declaration of Covenants, Conditions, and Restrictions for The Cottages at 336 Dade Drive, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220406-0039734 and amended in Instrument Number 20220630-0075913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete descriptions. The easements, restrictive covenants, conditions, and regulations imposed upon and related to the units, property, co-owners, and tenants of The Cottages at 336 Dade Drive, a Horizontal Property Regime with Private elements contained in said Declaration, the Plat filed as 'Exhibit B' to said Declaration and By Laws appended thereto as 'Exhibit C', said Register's Office, are incorporated hereby reference, and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being part of the same property conveyed to Delshad Omer and Nawroz Naji, husband and wife, by deed of record in Instrument No. 20220111-0003579, 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 336A Dade Dr., 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 20th day of December, 2023.

x _____ x Nawroz Naji

Delshad Omer Nawroz Naji

State of Tennessee
County of Davidson

Personally appeared before me Delshad Omer and Nawroz Naji, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2023.

_____
Notary Public
My Commission Expires:

File No.: 17053

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/20/23 (date of document)

Affiant Signature

12/20/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY