Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17083

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 25 day of January, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch # 1095298 DEEDWARR
01/29/2024 12:42:13 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20240129-0006016

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Abiola Sholotan 4330 Summercrest Blvd #1216 Antioch, TN 37013	Pinnacle Bank 150 3rd Ave. S. #1000 Nashville, TN 37201	164-10-0B 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NJJ DEVELOPMENT, LLC, AN OHIO LIMITED LIABILTY COMPANY. hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ABIOLA A. SHOLOTAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: married

Land in Davidson County, Tennessee, being Unit No. 1216 on the Plan of Summer Glen Townhomes, Phase I, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to NJJ Development, LLC, by deed dated 09/24/2020, from Bishoy Nessim and Lydia Yani, husband and wife, of record in Instrument No. 20200928-0111174, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4330 Summercrest Blvd #1216, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NJ

Witness my hand this the 24th day of January, 2024.

NJJ Development, LLC

BY: _____
Nicholas J. Johnson, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicholas J. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED SIGNER of the within named bargainor, NJJ Development, LLC, and that HE, as such AUTHORIZED SIGNER, executed the foregoing instrument for the purposes therein contained by signing the name of NJJ Development, LLC by the said Nicholas J. Johnson as such AUTHORIZED SIGNER.

Witness my hand and official seal this 24th day of January, 2024.

My commission expires:
9-7-26

_____
Notary Public

