WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097053 DEEDWARR
02/01/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240201-0007188

G-BMR-24-715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REGINA V. SILLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anas Malik Hamdulla	New Owner	
(NAME)	(NAME)	09111023300
715 49th Ave N	112 Gingham Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHOWCH GP, A TENNESSEE GENERAL PARTNERSHIP BETWEEN BRIAN F. NEIHOFF AND WILLIAM F. SNYDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANAS MALIK HAMDULLA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 52 and the northerly 12 1/2 feet of Lot No. 50 of Block 99, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 52 and the northerly part of Lot No. 50 front together 37 1/2 feet on the westerly side of 49th Avenue, North, and run back between parallel lines with the southerly margin of Indiana Avenue, 160 feet to an alley.

Being the same property conveyed to Olena G. Smith, by deed from Elise V. Montgomery Carroll, of record in Book 7043, page 171, dated November 14, 1986, said Register's Office.

The said Olena G. Smith having since died on or about June 18, 2001. Pursuant to her will of record in the 7th Civil District Probate Court of Davidson County, Tennessee, Docket No. 01P-1979 and a certified copy of record in Instrument No. 20020306-0028208, said Register's Office, she left the subject property to Bobbie Sue Throneberry. For further reference see Affidavit of record in Instrument No. 20020306-0028209, said Register's Office.

The said Bobbie Sue Throneberry having since died intestate leaving said property to her only heir Ronald Throneberry. For further reference see Affidavit of Heirship of record in Instrument No. 20200707-0073038 and Instrument No. 20200707-0073039, said Register's Office.

Being the same property conveyed to Chowch GP, a Tennessee General Partnership between Brian F. Neihoff and William F. Snyder, by 20231228-0099664 by Warranty Deed from Ronald Throneberry, unmarried of record in Instrument No. 20231228-00999664, Register's Office for Davidson County, Tennessee, dated December 27, 2023 and recorded on December 28, 2023.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **715 49th Ave N, Nashville**, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31st DAY OF JANUARY, 2024.

Chowch GP

BY: _____
William F. Snyder
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, signing for CHOWCH GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of CHOWCH GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of January, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/31/24 (date of document).

Regina Sullo
Affiant Signature

February 1, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026