WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097261 DEEDWARR
02/02/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240202-0007459

G-BMR-24-713

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: 5/20/26 (AFFIX SEAL)

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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)	
713 49th Ave N	112 Gingham Dr.	**09111023400**
(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 No. 48 in the southerly half of Lot Number 50 of Block Number 99, Plan Number 1, West Nashville, as of record in Book 57, pages 77 and 75, Register's Office for said County.

SAID Lot 48 and part of Lot Number 50 front together 37-1/2 feet on the westerly side of 49th Avenue, North, formerly 8th Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Olena G. Smith by Warranty Deed from Estate of Bessie Smith, a widow, by Hanna Pope and Maude Batey, beneficiaries and Clara Batey and Minnie McMahon, Co-Executrixes of record in Book 5728, page 252, Register's Office for Davidson County, Tennessee, dated April 01, 1981 and recorded on April 02, 1981.

The said Olena G. Smith died testate on June 18, 2001, leaving Last Will and Testament filed for Probate in Docket No. 01P1979, Seventh Court for Davidson County, Tennessee (Probate Division). In accordance with the terms of the Will, Bobbie Sue Throneberry was named as sole devisee of the Estate of Olena G. Smith, deceased.

See also Affidavit of Heirship of record at Instrument Number 20020306-0028210 and Last Will of Testament of Olena G. Smith of record at Instrument Number 20020306-0028208, Register's Office for Davidson County, Tennessee.

The said Bobbie Sue Throneberry became deceased on March 21, 2020. Per Affidavit of Heirship as to the Heirs at Law of Bobbie Sue Throneberry of record at Instrument Number 20200707-007039, Register's Office for Davidson County, Tennessee, Ronald Throneberry is the sole heir at law of Bobbie Sue Throneberry, deceased.

Being the same property conveyed to Chowch, GP, A Tennessee General Partnership from Ronald Throneberry by Warranty Deed of record in Instrument Number 20240124-0004842 in the Register's Office for Davidson County, Tennessee.

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(s) 75 & 77, 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: 713 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 bargainer, 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 2 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd 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