Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 109Le

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson COUNTY
EXPIRES 05-09-2026

Karen Johnson
Batch # 1098222
02/06/2024 09:16:19 AM
Fees: $13.00 Taxes: $647.50
Davidson County
DEEDWARR
2 pgs

20240206-0008196

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Union Real Estate Investment, Inc.	NewOwner	304-13-0-057
(NAME)	(NAME)	
9610 Stonebluff Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Shwan H. Ghafoor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Union Real Estate Investment, Inc.,** 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 Lot No. 1 on the Plan of Aquarius Apartments, of record in Book 4595, Page 28, Register's office, Davidson County, Tennessee. Beginning at a point in the north margin of Edgemeade Boulevard 150 feet west of the intersection of Aurora Avenue and said boulevard; thence leave said Boulevard with the west line of the herein-described tract North 5 degrees 14 minutes East 514.58 feet to a point; thence north 76 degrees 35 minutes east 115.90 feet to a point; thence north 65 degrees 14 minutes east 46.51 feet to a point; thence south 5 degrees 15 minutes west 528.62 feet to a concrete monument in the west margin of Aurora Avenue , the beginning of a curve to the right having a radius of 50.0 feet; thence around said curve a distance of 8038 feet to a concrete monument in the north margin of Edgemeade Boulevard; thence with said Boulevard north 82 degrees 38 minutes west 150.0 feet to the point of beginning.

Being a part of the same property conveyed to Shwan H. Ghafoor, by deed of record in Instrument No. 20140908-0081986Register'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 0 Edgemeade Blvd., Madison, TN 37115
(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 22nd day of January, 2024.

Shwan H. Ghafoor

State of Tennessee
County of Davidson

Personally appeared before me Shwan H. Ghafoor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of January, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17096

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026