Karen Johnson Davidson County
Batch# 1105820 DEEDWARR
02/29/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $181.30
20240229-0013791

WARRANTY DEED

State of Tennessee
County of Davidson

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 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
EKS Property Management	New Owner	081106032400
(NAME)	(NAME)	
734 29th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, **Hussaen Ismail,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EKS Property Management,** 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 the south part of the west 25 feet of Lot No. 41, as shown on the map entitled DT McGavock and Others Addition to Nashville, of record in Book 21, Page 41, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 41 fronts 25 feet on the north side of Scovel Street (formerly an alley) and runs back 82.39 feet on the east line and 86.87 feet on the west line, to the controlled access right of way, on which it measures 28.86 feet, more or less.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Hussaen Ismail from Violar J. Johnson, individual, and by Violar T. Johnson, as Executrix of the Estate of Aolar Soloman Hart, by Warranty Deed dated May 15, 2023 and recorded in Instrument No. 20230515-0036074 in the office of the Davidson County Register of Deeds.

unimproved ☑

This is improved ☐ property, known as 1213 Scovel St., Nashville, TN 37208
(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 28th day of February, 2024.

Hussaen Ismail

State of Tennessee
County of Davidson

Personally appeared before me Hussaen Ismail, 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 28th day of February, 2024.

Notary Public
My Commission Expires:

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

File No.: 17117

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb. 28, 24 (date of document).

Jennifer L. Pennell

February 28, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of Feb, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

