Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-BR-24-7377

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson
Batch # 1107718
03/06/2024 10:36:33 AM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20240306-0015553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of March 2024.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mohammed Alshaikh 7377 Sugarloaf Drive Nashville, Tennessee 37211	New Owner	181 01 0B 190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hee K. Shin, and husband, YoungBae Kim,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mohammed Alshaikh, a married man and Loai Alshaikh, a married man,** hereinafter called the Grantees, their successors 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. 112 on the Plan of SECTION THREE, ADDITION TO SUGAR VALLEY, RS10 CLUSTER LOT SUBDIVISION, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hee K. Shin, a married Woman, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20060818-0102204, And as Re- Recorded in Instrument No. 20060831-0107979, in the Register's Office of Davidson County, Tennessee, dated August 15, 2006, and recorded on August 18, 2006.

Grantor's spouse joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This is improved property known as 7377 Sugarloaf Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of March 2024

HEE K. SHIN

YOUNGBAE KIM

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEE K. SHIN and YOUNGBAE KIM, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this 4th day of March 2024.

Brian Payne, Notary Public
Commission expiration date: September 7, 2026

