Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17104

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 240146703**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $461,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2024. Notary Public My Commission Expires:

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

Karen Johnson
Batch # 1112409
03/19/2024 09:10:13 AM
Fees: $13.00 Taxes: $1,705.70

Davidson County
DEEDWARR
2 pgs

20240319-0018715

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ali Norbash 106 Buckhead Ct. Brentwood, TN 37027 ~~4706 A Nolensville Pike~~ ~~Nashville TN 37211~~	NEW Owner	Tax Parcel ID No. 14712007500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie M. Patterson, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Norbash, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Fifth Civil District of Davidson County, Tennessee, being part of Lot 2 on the Tom C. Lamb Subdivision, as of record in Book 4060, page 130, Register's Office for said County, and more particularly described as follows:

Beginning at the southwest corner of Lot No. 1, Tom C. Lamb Subdivision, a line of Lot 2; thence South 73 degrees 25' W, 89.90 feet to the easterly margin of an alley; thence with the easterly margin of said alley, South 26 degrees 22' E, 100.00 feet; thence North 63 degrees 38' East, 80.0 feet; thence North 20 degrees 38' West, 85.27 feet to the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Eddie M. Patterson, LLC by Warranty Deed from Stephen Wayne Poole of record in Instrument No. 20051201-0144361 Register's Office for Davidson County, Tennessee, dated November 23, 2005 and recorded on December 1, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4060, Page 130, Register's Office for Davidson County, Tennessee.

Easement for Sewer Line of record in Book 10520, Page 606, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4706 A Nolensville Pike (a/k/a 399 Haywood Lane) Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2024.

Eddie M. Patterson, LLC

BY: _____
Eddie M. Patterson, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Eddie M. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Eddie M. Patterson, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

WITNESS my hand and official seal, this 15th day of March, 2024.

_____
Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025