Karen Johnson
Batch # 1121677
04/11/2024 10:55:48 AM
Fees: $13.00 Taxes: $555.00
Davidson County
DEEDWARR
2 pgs
20240411-0025785

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22177-RR

STATE OF TENNESSEE
COUNTY OF Dvl

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2024.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 10-23-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Proverbs Build Homes 5629 Deer Valley D. Antioch, TN 37013	New Owner	083-07-4E-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ramadan Lafta Albadran, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Proverbs Build Homes LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being known as Unit B, together with the appurtenant common elements, of Homes at 909 Riverside Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 909 Riverside Drive, a horizontal property regime with private elements, of record in Instrument No. 20210331-0042293, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 909 Riverside Drive provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plat of record in Book 1424, page 33, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Ramadan Lafta Albadran by Quitclaim Deed from Eastern Sun Investment, LLC, a Tennessee limited liability company, dated January 14, 2020, recorded January 15, 2020, of record in Instrument No. 20200115-0005252, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is unimproved property located at: **2305 Oak Court, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 8th day of April, 2024.

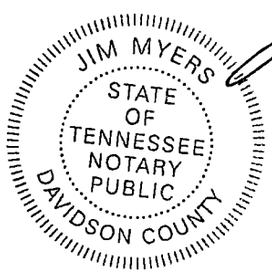
GRANTOR:

Ramadan Lafta Albadran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ramadan Lafta Albadran, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2024.



Notary Public
My Commission expires: 11/06/2024