Karen Johnson
Batch # 1132306
05/08/2024 09:23:39 AM
Fees: $13.00 Taxes: $673.40
Davidson County
DEEDWARR
2 pgs
20240508-0033788

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

17210

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: For Life

(AFFIX SEAL)

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

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
Hashim Saleh	new owner	133-08-0-118.00
(NAME)	(NAME)	
3000 Crugal St		
(ADDRESS)	(ADDRESS)	
Nolensville TN		
(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, **Que-Lynn Tran, Trustee of The Nola Bear Spendthrift Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hashim Saleh,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 22A on the zone Lot Division of Lot Nos. 21 through 25, on the Plan of Valley View Terrace, Phase Two, of record in Plat Book 5200, Page 119, as amended for zone lot division in Plat Book 5200, Page 545, Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nola Bear Spendthrift Trust, Que-Lynn Tran, Trustee, by deed of record in Instrument No. 20240508 0033787, Register'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 465 Cathy Jo Cir., Nashville, TN 37211
(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 26th day of April, 2024.

, Trustee

Que-Lynn Tran, Trustee of The Nola Bear Spendthrift Trust

State of Louisiana
~~County~~ Parish of Orleans ~~Parish~~

Personally appeared before me, a notary public in and for the state and ~~county~~ aforementioned, Que-Lynn Tran with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Nola Bear Spendthrift Trust and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 26th day of April, 2024.

Notary Public Benjamin Brainis
My Commission Expires: For Life

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

File No.: 17210