WARRANTY DEED

Karen Johnson Davidson County
Batch# 1155559 DEEDWARR
07/08/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240708-0051154

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

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 NUMBER
Adel Emaeel Tara Fathullah	New Owner c/o U.S. Bank NA	148050O00200CO
(NAME)	(NAME)	
329 Leo Lane	2800 Tamarack Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	
(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, **Delshad Omer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adel Emaeel and Tara Fathullah, husband and wife,** 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 Unit B as established by Declaration of Covenants, Conditions, and Restrictions for The Cottages at 329 Leo Lane, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B), of record in Instrument Number 20230830-0067885 and Scrivener's Error Affidavit recorded in Instrument Number 20231201-0092767, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being a portion of the property conveyed to Delshad Omer by deed from Ling L. Ha and spouse, Ha Pai, and Ha Cium, unmarried, of record in Instrument Number 20230502-0032290, said Register's office.

Property is not a marital residence of the grantors.

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

unimproved ☐

This is improved ☑ property, known as 329 Leo Lane, 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 5th day of July, 2024.

Delshad Omer

State of Tennessee
County of Davidson

Personally appeared before me Delshad Omer, 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 5th day of July, 2024.

Notary Public
My Commission Expires:

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

File No.: 17277

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 July 5, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date July 5, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on July 5, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

