Karen Johnson Davidson County
Batch# 1182931 DEEDWARR
09/18/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240918-0072241

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF SEPTEMBER, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Ich Hong and Shelby Elizabeth French	**NEW OWNER**	
(NAME) **3116 Laurel Forest Dr**	(NAME)	09615004900
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Van Ich Hong and Shelby Elizabeth French,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 56 ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Nashville Blessed Homes, LLC, a Tennessee limited liability company, by virtue of Special Warranty Deed dated January 4, 2024 at Instrument No. 20240122-0003472 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3116 Laurel Forest Dr, Nashville, TN 37214
(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 hand this 13th day of September, 2024.

NASHVILLE BLESSED HOMES, LLC

member

By: Mustafa Al Attraqchi, Member

member

By: Maryam Abttan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mustafa Al Attraqchi** and **Maryam Abttan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **Nashville Blessed Homes, LLC,** the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Nashville Blessed Homes, LLC.**

WITNESS my hand and official seal at office this 13th day of September, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-29

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make 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 **September 13, 2024**.

Affiant Signature

9/13/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **13** day of **September**, 20**24**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY