This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #112
Franklin, TN 37067
File Number: 14-4436-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public
My Commission Expires: 3/3/2025

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Karen Johnson Davidson County
Batch# 1188446 DEEDWARR
10/01/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241001-0076126

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nagi Hauter 112 Glenrose Avenue Nashville, TN 37210	New Address	11901002400

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dwain Qualls, an individual**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Nagi Hauter, an individual**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 1, Section B, John Thoni Lands, as of record in Book 974, Page 17, to which reference is hereby made for a more complete description.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY AND FROM THIS CONVEYANCE that certain property vested in The Metropolitan Government of Nashville and Davidson County by Final Order of record in Book 8973, Page 278, and Order of Possession of record in Book 8973, Page 282, both of record in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dwain Qualls by Warranty Deed from William Eugene Cobb and Rebecca Lynn Cobb (now Shannon), of record in Book 6960, Page 871, in the Register's Office for Davidson County, Tennessee, dated August 22, 1986, and recorded on August 27, 1986.

This is ☒ improved or ☐ unimproved property located at: **112 Glenrose Avenue, Nashville, TN 37210**

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 GRANTEE, his heirs and assigns forever; and covenants with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of September, 2024.

GRANTOR:

Dwain Qualls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dwain Qualls, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025

202410010076126

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/30/24 (date of document).

Affiant Signature

9/30/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of September, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL