WARRANTY DEED

Karen Johnson
Batch # 1192756
10/11/2024 10:23:54 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20241011-0078979

H. MARK BEANBLOSSOM TENNESSEE NOTARY PUBLIC My Comm Exp. SEPTEMBER 6, 2026 COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2024.

Notary Public

My Commission Expires: 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. MARK BEANBLOSSOM, P.C., 1661 Aaron Brenner Drive, Suite 301, Memphis, TN 38120

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Yassin Nurahmed	Yassin Nurahmed	042 07 0 053.00
4385 Fiske Ridge Cove	4385 Fiske Ridge Cove	
Bartlett, TN 38135	Bartlett, TN 38135	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Fairmont Enterprises, LLC a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Yassin Nurahmed**

HEREINAFTER CALLED THE GRANTEE, ITS 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, TN, being Lot No. 17, on the Plan of SECTION ONE, MORNING VIEW SUBDIVISION, of record in Plat Book 2133, Page 95, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Instrument No. 20230912-0123296, in the Register's Office of Madison County, Tennessee.

This conveyance is subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 2133, Page 95; Covenants, Conditions and Restrictions of record at set forth in Restrictive Covenants recorded in Book 2276, Page 290, and Book 2280, Page 367, all in the Register's Office of Madison County, Tennessee; and also subject to 2024 Davidson County taxes, not now due or payable, which Grantee herein assumes and agrees to pay.

Property Address: 704 North Graycroft Avenue, Nashville, TN 37115

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 our hand(s) this 8th day of October, 2024.

Fairmont Enterprises, LLC a Tennessee Limited Liability Company

BY: _____
Jay L. Crews, II, Secretary

BY: _____
Cristian Amparan/Chief Manager/President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Jay L. Crews, II, and Cristian Amparan, 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 Secretary, and Chief Manager/President, respectively, of Fairmont Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability company, and they as such Secretary, and Chief Manager/President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as such Secretary, and Chief Manager/President, respectively.

Witness my hand and seal this 8th day of October, 2024.

_____
Notary Public

My Commission Expires: 9-6-26

H. MARK BEANBLOSSOM
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 6, 2026
COUNTY OF SHELBY