WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193042 DEEDWARR
10/11/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20241011-0079160

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Edmund Allen Jr. and Sheipa Allen	Citizens Savings Bank & Trust	
(NAME)	(NAME)	
105 Lewis St	1917 Heiman Street	09316017500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37208	
(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, **Amer Angley and Ayman Adly**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDMUND LAMAR ALLEN JR AND SHEIPA SIMONE ALLEN, HUSBAND AND WIFE,** 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:

Lot No. 137 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee. Said Lot No. 137 fronts 35 feet on the easterly side of Lewis Street and runs back between parallel lines 127 feet, more or less, to an alley.

Being the same property conveyed to Amer Angley and Ayman Adly, as tenants in common, by virtue of that certain Warranty Deed dated January 29, 2024, and being of record at Instrument No. 20240130-0006341, in the Register's Office of Davidson County, Tennessee.
***Grantors warrant that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence for either grantor.**

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 105 Lewis St Nashville, TN 37210
(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 2nd day of October, 2024.

Amer Angley

Amer Angley

Ayman Adly

Ayman Adly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Amer Angley and Ayman Adly**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of October, 2024.

Notary Public

My Commission Expires: 1-6-25



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 10/02/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 10/02/2024.

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/02/2024.

Notary Public: **Tuwana J. Bryant**

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

