WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 4 Sept .2009.

Notary Public

MY COMMISSION EXPIRES: 1-24-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Duski	NEW OWNER	162-03-352
(NAME)	(NAME)	
3044 Barnes Bend Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013		
(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, WE, Farhad Spindary F.K.A. Farhad Ahmad, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahmed Duski, 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 Lot No. 74 on the Plat of Haywood Hills, Section 5, of record in Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 58.0 feet on the easterly margin of Algonquin Trail and extends back 140.5 feet on the southerly line and 153.9 feet on the northerly line to a line in the rear on which it measures 59.53 feet thereon.

Being the same property conveyed to Farhad Ahmad, by deed of record in Instrument no. 20050601-0061512, Register's Office for Davidson County, Tennessee. Farhad Tayib Ahmad changed his name to Farhad Tayib Spindary. A petition for name change filed in the U.S. District of Middle Tennessee. Farhad Tayib Ahmad being one in the same as Farhad Ahmad, Farhad Tayib Spindary and Farhad Spindary

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 4980 Algonquin Trail, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090062274 DEEDWARR
Recvd: 09/11/09 09:07 2 pgs
Fees:13.00 Taxes:261.04

20090911-0085018

Witness my hand this 4 day of Sept. 2009.

x Farhad Spindary
Farhad Spindary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farhad Spindary with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of Sept. 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public