

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of July, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

BILL GARRETT, Davidson County
Trans: T20170059188 DEEDWARR
Recvd: 07/11/17 11:05 3 pgs
Fees: 18.00 Taxes: 555.00
20170711-0069621

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Muhammad Younas Khan (NAME)	Same as new owner (NAME)	135120E22700CO
2454 Nashboro Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $150,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Servet Alcin and/or Meral Alcin, Trustees, or Sucessor Trustees of the Alcin Family Trust, dated May 3, 2001,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Muhammad Younas Khan and Saeeda Barozai, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Unit 227, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, amended by Instrument #20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Fairway Point as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meral Alcin, wife and husband, Servet Alcin by deed from NVR, Inc., a Virginia Coproration T/A Fox Ridge Homes, dated 05/01/2006, of record in Instrument No. 20060502-0050494, said Register's Office.

Being the same property conveyed to Servet Alcin and/or Meral Alcin, Trustees, or Sucessor Trustees of the Alcin Family Trust, dated May 3, 2001 by Quitclaim Deed from Servet Alcin and Meral Alcin, dated 04/31/2009, of record in Instrument No. 20090626-0059503, said Register's Office.

This property is __unimproved X improved property known as: 2454 Nashboro Blvd, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of July, 2017

Alcin Family Trust

BY: Servet Alcin TTE

Servet Alcin, Trustee

BY: Meral Alcin TTE

Meral Alcin, Trustee

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Servet Alcin and Meral Alcin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Alcin Family Trust, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 30th day of June, 2017.

_____
Notary Public
My Commission Expires:

Notary Attachments
1 pages
Initials EM

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On July 01,2017 before me, Esmeralda Morales- Notary Public
(insert name and title of the officer)

personally appeared Servet Alcin and Meral Alcin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ESMERALDA MORALES
Commission # 2135245
Notary Public - California
Riverside County
My Comm. Expires Nov 27, 2019

Signature _____ (Seal)