Return to and

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1716

Bill Garrett Davidson County
Batch# 75412 DEEDWARR
04/02/2018 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180402-0030360

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Dana Park
Affiant

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-

Subscribed and sworn to before me, this the 15th day of March, 2018

Notary Public
My Commission Expires: 8/10/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kamran Ahmed and Afaq Ahmed 2521 Somerset Drive Nashville, TN 37217	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	135-16-0A-063.00-C

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hani Sobhi Bushra, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kamran Ahmed, a married man, and Afaq Ahmed, an unmarried person**, hereinafter called the Grantee(s), his/her/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, on the First Revision to Lot 126 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of record in Instrument No. 20010316-0025371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quit Claim Deed for Tennessee to Hani Sobhi Bushra from Samuel Riyad and wife, Christina Riyad and Razalen W. Ghaly, spouse of Hani Sabhi Bushra as recorded on the 14th day of June, 2017 in Instrument No. 20170614-0059529 and Warranty Deed to Samuel Riyad from Charles Mulle, Jr. and Business Aircraft Leasing, Inc. as recorded on the 16th day of March, 2015 in Instrument No. 20150316-0022225, in the Register's Office of Davidson County, Tennessee.

This property is not a primary 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 statue.

This is ☒ improved or ☐ unimproved property located at: **2521 Somerset Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 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. 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 15th day of March, 2018.

GRANTOR:

Hani Sobhi Bushra

Hani Sobhi Bushra

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hani Sobhi Bushra, 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 15th day of March, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201804020030360