RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-193879

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Noorialai Sakwall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Noorialai Sakwall and Hasina Sakwall	Noorialai Sakwall and Hasina Sakwall	172 090 A 002.00 CO
(NAME) 6204 Banbury Station	(NAME) 6204 Banbury Station	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty Thousand And No/100 Dollars ($540,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER T. BICSAK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOORIALAI SAKWALL AND HASINA SAKWALL, HUSBAND AND WIFE** 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. 2, on the Plan of Resubdivision of Lots 2 and 35, Banbury Crossing, Third Revision of Section One, a Planned Unit Development, of record in Book 9700, page 742, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher T. Bicsak, by Quitclaim Deed, from Christie L. Bicsak, dated November 26, 2012, recorded December 3, 2012, of record in Instrument No. 20121203-0111010, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 213777 DEEDWARR
04/04/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20190404-0030642

Previously being the same property conveyed to Christopher T. Bicsak and wife, Christie L. Bicsak, by Warranty Deed, from Thomas H. Burrough, Jr., dated March 27, 2009, recorded April 13, 2009, of record in Instrument No. 20090413-0033129, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6204 Banbury Station, Brentwood, TN 37027
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 3rd day of April, 2019.

Christopher T. Bicsak

Colleen Callahan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3rd day of April, 2019, before me personally appeared Christopher T. Bicsak and Colleen Callahan to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 3rd day of April, 2019.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM