Karen Johnson Davidson County
Batch# 223867 DEEDWARR
04/30/2019 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190430-0039950

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $390,000.00.

Affiant

Subscribed and sworn before me this the 29 day of April, 2019.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shaban Haji 7721 Sunbar Lane Nashville, TN 37211	Citizens Bank, N.A. 6100 Tower Cir, Suite 600 Franklin, TN 37067	181-01-0B 275.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FARIDA MANSUR ALI AND HUSBAND, MANSUR ALI AND MOHSIN JIWANI, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO SHABON O. HAJI AND HALIMA HAJI, HUSBAND AND WIFE AND DIMEN MUHAMMED, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 113, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Farida M. Ali and husband, Mansur Ali and Mohsin Jiwani, married, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 05/02/2008, of record in Instrument No. 20080505-0046033, said Register's Office.

Zahra Jiwani, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7721 Sunbar Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs

Witness my hand this the 29th day of April, 2019.

Farida Mansur Ali

Mansur Ali

Mohsin Jiwani

Zahra Jiwani

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Farida Mansur Ali and Mansur Ali, Mohsin Jiwani, and Zahra Jiwani, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY