THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 224913 **DEEDWARR**
05/02/2019 01:16:37 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50

20190502-0041016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mushtaq Ahmed 4020 Sneed Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-0-107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008, and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust, dated May 27, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife, and Atia Ahmed, unmarried, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 29 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 107 feet on the Easterly side of Sneed Road and runs back 196.3 feet on the North line and 202.3 feet on the South line, to a dead line, measuring 107.1 feet thereon.

Together with an access easement for egress and ingress across a portion of Lot No. 28 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, as conveyed by Grant of Easement, of record as Instrument No. 20070518-0059568, Register's Office for Davidson County, Tennessee, said easement being described as follows:

Commencing at an existing iron pipe in the Easterly margin of Sneed Road, said point being the Southwest corner of Lot No.28 and said point being the Northwest corner of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, the point of beginning:

Thence with the Easterly margin of Sneed Road North 02 degrees 57 minutes 07 seconds East 20.25 feet to a point;

Thence leaving the Easterly margin of Sneed Road South 87 degrees 37 minutes 01 seconds East 14.26 feet to a point;

Thence South 46 degrees 10 minutes 07 seconds East 30.59 feet to a point on the Southerly property line of Lot No. 28 and also being on the Northerly property line of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office of Davidson County, Tennessee;

Thence with the Southerly property line of Lot No.28 and also being the Northerly property line of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16,

Register's Office for Davidson County, Tennessee North 87 degrees 37 minutes 01 seconds West 37.39 feet to the point of beginning. Said easement containing 523 square feet, more or less.

The above description was prepared from a survey for H. Carey Brown, dated December 19, 2003 by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee 37067.

Being the same property conveyed to John E. Prine as Trustee of the John Prine Family Trust dated July 27, 1995 and Fiona Wheelan Prine as Trustee of the Fiona Whelan Prine Family Trust dated May 27, 2008 by Warranty Deed from Hubert C. Brown a/k/a H. Carey Brown, unmarried, recorded on the 1st day of December, 2008 in Instrument No. 20081201-0116291, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART ONE, WALLACE SUBDIVISION, as recorded in Book 1424, Page(s) 16.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1303, Page 55.

Easement for Access for Ingress & Egress, recorded in Instrument No. 20070518-0059568, amended at Instrument No. 20120411-0030924.

Generic Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 3899, Page 378.

This is improved property located at 4020 Sneed Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of April, 2019.

The John Prine Family Trust, dated July 27, 1995
And amended on May 27, 2008

JOHN E. PRINE, TRUSTEE
BY: FIONA WHELAN PRINE, ATTORNEY in fact
John E. Prine, Trustee
By: Fiona Whelan Prine, Attorney in Fact

The Fiona Whelan Prine Family Trust, dated May
Dated May 27, 2008

THE FIONA WHELAN PRINE, TRUSTEE
Fiona Whelan Prine, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Fiona Whelan Prine, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Fiona Whelan Prine Family Trust, dated May 27, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of April, 2019.

Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fiona Whelan Prine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008 and that she is authorized by John Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008to execute this instrument on his behalf.

WITNESS my hand, at office, this25th day of April, 2019

Notary Public

My Commission Expires:

