THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $860,000.00 Affiant Subscribed and sworn to before me, this 17th day of June, 2019. Notary Public My Commission Expires: 11/3/2020
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-20

Karen Johnson Davidson County
Batch# 245135 DEEDWARR
06/18/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20190618-0058726

WARRANTY DEED

Address New Owner: Richard Fuisz 1930B Kimbark Drive Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-02-2Q-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consider911561ation, the receipt of which is hereby acknowledged, **FARHAN ABDULLAH AND MARYAM EHTSHAM, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RICHARD FUISZ** ("Grantee"), his 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 Unit No. B, on the Horizontal Property Regime for 29 Colonial Homes, as recorded in the Declaration of Covenants and Restrictions of record in Instrument No. 20160310-0022895, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to FARHAN ABDULLAH AND MARYAM EHTSHAM, HUSBAND AND WIFE, by deed from VOLUNTEER BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No: 20170724-0074581, recorded July 24, 2017, said Register's Office.

This is improved property commonly known as: **1930B Kimbark Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 17th day of June, 2019.

FARHAN ABDULLAH

Maryam Ehtsham by F A as Attorney in Fact
MARYAM EHTSHAM, By: Farhan Abdullah, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FARHAN ABDULLAH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June 2019.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **FARHAN ABDULLAH** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARYAM EHTSHAM**, as her Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June 2019.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My commission expires: 11/3/2020

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020