FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **523,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/12/2019** Notary Public MY COMMISSION EXPIRES: 6.13.22 (AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Karen Johnson Davidson County
Batch# 273410 DEEDWARR
08/19/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20190819-0082841

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2350

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mono K. Khan and Suzanne Y. Khan	Wells Fargo Bank, N.A.	**011-00-0-189**
(NAME) **3080 Freeman Hollow Road**	(NAME) 101 North Phillips Ave.	
(ADDRESS) **Goodlettsville, TN, 37072**	(ADDRESS) Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of David C. Downard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mono K. Khan and Suzanne Y. Khan, husband and wife,** 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:

Beginning at an iron rod in the easterly right of way of Freeman Hollow Road (25 feet from the center line) said iron rod being located northerly along said right of way from the most northerly corner of property owner by Robert E. Webb of record in Deed Book 4575, Page 271, Register's Office of Davidson County, Tennessee (RODCT) as follows: with a curve concave to the west having a radius of 986.21 feet and an arc distance of 210.85 feet through a center angle of 12 degrees 14 minutes and 59 seconds to the point of tangency; North 17 degrees 04 minutes 33 seconds West 89.91 feet; thence, leaving the point of beginning with the easterly right of way of Freeman Hollow Road as follows:

North 17 degrees 04 minutes 33 seconds West 444.86 feet; to the beginning of a curve concave to the East having a radius of 1,843.59 feet and an arc distance of 715.08 feet through a central angle of 22 degrees 13 minutes and 25 seconds to an iron rod; with a fence line North 16 degrees 30 minutes 32 seconds East 45.96 feet to an iron rod; North 22 degrees 45 minutes 32 seconds East 115.50 feet to an iron rod; north 10 degrees 59 minutes 59 seconds East 159.56 feet to an iron rod; North 06 degrees 23 minutes 21 seconds West 451.36 feet to a concrete monument; thence, with the southerly boundary line of property owned by Mitzi R. Sawyer of record in Deed Book 9731, page 584 (RODCT) also being the southerly boundary line of North Land Estates, section one, of record in Book 3842, page 212 (RODCT) South 85 degrees 16 minutes 43 seconds East 385.95 feet to an iron rod; thence. with the westerly boundary line of property owned by Thurman McKee and wife, of record in Deed Book 5427, page 585 (RODCT) as follows: South 10 degrees 48 minutes 52 seconds East 554.99 feet to an iron rod; South 41

degrees 42 minutes East 83.82 feet to an iron rod; South 27 degrees 59 minutes 34 seconds East 349.03 feet to an iron rod; South 15 degrees 39 minutes 02 seconds East 303.44 feet to an iron rod; South 08 degrees 53 minutes 01 seconds East 160.35 feet to an iron rod; south 090 degrees 38 minutes 39 seconds East 166.87 feet to an iron rod; South 02 degrees 50 minutes 18 seconds East 59.73 feet to an iron rod; thence severing subject property as follows; South 72 degrees 55 minutes 27 seconds West 527.38 feet to an iron rod; South 17 degrees 04 minutes 33 seconds East 54.12 feet to an iron rod; South 72 degrees 55 minutes 27 seconds West 200 00 feet to the beginning containing 24.95 acres.

Being the same property conveyed to David C. Downard, his heirs, successors and assigns by Deed dated July 1, 2011 from Mary Denise Fyke, recorded October 6, 2011, in Instrument Number 20111006-0077816, in the Register's Office of Davidson County, Tennessee. **

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3080 Freeman Hollow Road, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **August, 2019.**

David Alex Downard, administrator of the David C Downard Estate

David Alex Downard, Administrator of the David C. Downard Estate

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David Alex Downard, whom I am personally acquainted and who upon his oath acknowledged himself to be the Administrator and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of David C. Downard

WITNESS my hand and official seal this 12th day of August, 2019.

James H Buckner

NOTARY JAMES H BUCKNER

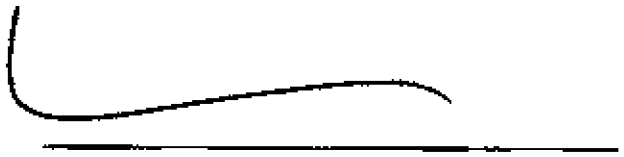
MY COMMISSION EXPIRES: 1-26-2021

JAMES H. BUCKNER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

** David C. Downard is now deceased. Pursuant to "Order to Sell Real Estate" issued and filed under Case No. 2019PR34, Chancery Probate Court for Sumner County, Tennessee, at Gallatin, Daniel Alexander Downard, sole beneficiary of the probated Estate of David C. Downard is authorized to sell and covney the property.

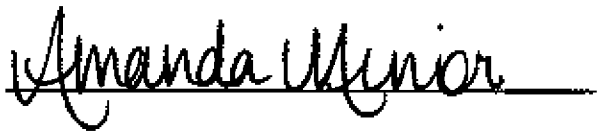
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

