Karen Johnson Davidson County
Batch# 283856 **DEEDWARR**
09/11/2019 08:40:09 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190911-0091703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.**

Kassandra Irene Briggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohammed Osman and Imtiaz Farkhanda and Adeel Ahmed Khan Mohammed 517 Landmark Court Nashville, TN 37211	NEW OWNER	147-11-0C-011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zachary Steven Seyka and Kassandra Irene Briggs, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mohammed Osman and Imtiaz Farkhanda, husband and wife, and Adeel Ahmed Khan Mohammed, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11, on the plan of Landmark Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-075885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Zachary Steven Seyka, an unmarried man and Kassanda Irene Briggs, an unmarried woman by Warranty Deed from Sarah E. Goodin, an unmarried woman, dated 06/22/2017 and recorded 06/26/2017, of record in Instrument No. 20170626-0063915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 517 Landmark Court, 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 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.

Witness my/our hand(s) this the 10th day of September, 2019.

Zachary Steven Seyka

Zachary Steven Seyka

Kassandra Irene Briggs

Kassandra Irene Briggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Zachary Steven Seyka and Kassandra Irene Briggs with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of September, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee
Notary Public
Williamson County