(1)

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Nazir A. Kakar
6212 Bent Wood Drive
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd Unit 16
Murfreesboro, TN 371[illegible]

From Information Furni
The Parties

Karen Johnson Davidson County
Batch# 292280 DEEDWARR
09/27/2019 10:55:37 AM 2 pgs
Fees: $13.00 Taxes: $553.52
20190927-0098496

Map and Parcel: 150-01-0-151.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **MARSHALL M. SNYDER, ADMINISTRATOR FOR THE ESTATE OF BARBARA BIGBIE**, has this day bargained and sold and does hereby transfer and convey unto, **NAZIR A. KAKAR,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Section Eight, Edge-O-Lake Estates, of record in Plat Book 3700, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Milton R. Bigbie and wife, Barbara A. Bigbie by Deed from Kevin F. Carini and wife, Donna M. Carini, dated May 26, 1992, of record in Book 8640, Page 530, Register's Office for Davidson County, Tennessee. Milton R. Bigbie having since died on May 27, 2009 and Barbara A. Bigbie having since died on February 10, 2019. Marshall M. Snyder having since been appointed Administrator of the Estate of Barbara Bigbie in Davidson County Probate Division Docket No: 19P528 in Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictions contained in instrument of record in Book 4076, Page 565; Subject to the flow of any creeks, streams, or branches across subject property; and to any and all matters shown on said plat and survey of record in Plat Book 3700, Page 101; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NAZIR A. KAKAR,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of September, 2019.

Marshall M. Snyder, Administrator for
The Estate of Barbara Bigbie

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Marshall M. Snyder, Administrator for The Estate of Barbara Bigbie, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 13th day of September, 2019.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,600.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 13th day of September, 2019.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County