WARRANTY DEED

Karen Johnson Davidson County
Batch# 309247 DEEDWARR
10/31/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20191031-0112076

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$495,000.00**

Affiant

Subscribed and sworn to me on October 30, 2019

NOTARY PUBLIC
My Commission Expires: 03/08/2021

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ahmed Brifkani, Khalida Brifkovi 585 Summit Oaks, Ct. Nashville, TN 37221	NEW OWNER	128 12 OB 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Hugh Templeman and Rebecca Templeman, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Ahmed Brifkani, married man and Khalida J. Brifkovi, Spouse,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Woodbury Phase 2 Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Hugh Templeman and Rebecca Templeman, husband and wife by Warranty Deed from Batia Karabel and Aron Karabel, as husband and wife, of record in Instrument No. 20171003-0101250, in the Register's Office of Davidson County, Tennessee, dated September 28, 2017 and recorded on October 03, 2017.
>
> This is **improved** property, known as **585 Summit Oaks Ct., Nashville, TN 37221**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on October 26, 2019.

Hugh Templeman

Rebecca Templeman

STATE OF North Carolina)

COUNTY OF Mecklenburg)

Before me, the undersigned Notary Public, personally appeared Hugh Templeman who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of October 2019.

Notary Public

My Commission Expires: Oct. 14, 2023

(SEAL)

COLLIN BING
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Oct. 14, 2023

STATE OF North Carolina)

COUNTY OF Mecklenburg)

Before me, the undersigned Notary Public, personally appeared Rebecca Templeman who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of October 2019.

Notary Public

My Commission Expires: Oct. 14, 2023

(SEAL)

COLLIN BING
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Oct. 14, 2023

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY