This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO
NEW OWNER:
Mohammad Anwar
5549 Oak Chase Dr.
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 314552 DEEDWARRSP
11/12/2019 12:41:30 PM 7 pgs
Fees: $38.00 Taxes: $730.75
20191112-0116477

MAP 150 02 0 455.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara K. Miller Executrix for the Estate of Stephanie Ann Aichele** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Mohammad Anwar and wife, Marijhan Anwar**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Percy Priest Meadows Addition Section 1, of record in Plat Book 6900, page 513, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Barbara K. Miller Executrix for the Estate of Stephanie Ann Aichele by Quitclaim Deed from Kelly Bruening, Animal Rescue Corps Inc., a 501(c)(3) nonprofit organization, New Leash on Life, now known as Humane Association of Wilson County, Inc., a Tennessee non-profit corporation, Pet Community Center Inc., a 501(c)(3) nonprofit organization, Silver Rescue, a 501(c)(3) nonprofit organization and Nashville Cat Rescue, a 501(c)(3) nonprofit organization, being all the devisees of Stephanie Ann Aichele's Will, of record in Instrument No. 20190826-0085693, Register's Office for Davidson County, Tennessee. Stephanie Ann Aichele's solvent estate being administered in the Davidson County Tennessee Probate Court Docket Number 19P901, Court Order approving sale is attached as Exhibit A.

This is improved property known as 3040 Brantley Drive, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 8047, page 125, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 6900, page 513, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6900, page 513, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said 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 heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 8th day of November, 2019.

Barbara K Miller

Barbara K. Miller, Executrix

STATE OF Wisconsin COUNTY OF St. Croix

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara K. Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she **as Executrix for the Estate of Stephanie Ann Aichele**, with the power to do so, executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2019.

Jennifer L Tometich

NOTARY PUBLIC
My Commission Expires: 11-25-22

NOTARY PUBLIC JENNIFER L. TOMETICH STATE OF WISCONSIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $197,500.00.

Barbara K Miller

AFFIANT

Subscribed and sworn to before me on this 8th day of November, 2019.

Jennifer L. Tometich

NOTARY PUBLIC My Commission Expires: 11-25-22

NOTARY PUBLIC JENNIFER L. TOMETICH STATE OF WISCONSIN

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this day of November, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

201911120116477

Exhibit
A

THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN RE:
THE ESTATE OF STEPHANIE ANN AICHELE,
Deceased,

Docket No. 19P-901

BARBARA MILLER,
Executrix.

ORDER APPROVING AUCTION LISTING CONTRACT, CONTRACT FOR SALE, AND CONFIRMING SALE OF REAL PROPERTY AND APPROVING FEES

This matter came to be heard on the 8th day of November, 2019 before the Honorable Randy Kennedy on the Executrix's Motion to Approve Auction Listing Contract, Contract for Sale, Confirm Sale of Real Property and Approve Fees. Based on the Motion, statements of counsel, and the entire record, THE COURT FINDS:

1. The decedent, Stephanie Aichele, died owning a fee simple interest in the following described real property (hereinafter, "the Property"):

> Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Percy Priest Meadows Addition Section 1, of record in Plat Book 6900, Page 513, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Barbara K. Miller, Executrix for the Estate of Stephanie Ann Aichele by deed from Kelly Bruening, Animal Rescue Corps Inc., New Leash on Life, Pet Community Center Inc., Silver Rescue, and Nashville Cat Rescue of record as Instrument No. 20190826-0085693 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as:
> **3040 BRANTLEY DRIVE**
> **ANTIOCH, TN 37013**

2. All residuary beneficiaries of the Estate conveyed the real property to the Executrix by Quitclaim Deed of record as Instrument No. 20190826-0085693.

3. The Auction Listing Agreement between the Executrix and Bill Colson Auction & Realty Co., Inc. should be approved and confirmed.

4. The Contract for Sale of Real Estate dated October 23, 2019 for the purchase price of $197,500.00 should be approved.

5. The commissions of 6% ($11,850.00) to Bill Colson Auction & Realty Co., Inc. as detailed in the Auction Listing Agreement should be approved.

6. Reimbursement of expenses of the auction in the amount of $4,982.97 to Bill Colson Auction & Realty Co., Inc., as detailed in the Auction Listing Agreement, should be approved.

7. The following customary closing expenses are reasonable and necessary and should be approved to be paid at closing:

    a. Proration of 2019 property taxes;

    b. Title Insurance Premium payable to First American Title Insurance Co. in the amount of $1,235.00;

    c. Closing/Settlement Fee payable to Brokers Escrow Services, Inc. in the amount of $800.00.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. The auction listing agreement dated September 5, 2019 between the Executrix for the Estate of Stephanie Ann Aichele and Bill Colson Auction & Realty Co., Inc. is hereby APPROVED;

2. The contract for sale dated October 23, 2019 for the sale of 3040 Brantley Drive, Antioch, TN 37013 is hereby APPROVED and CONFIRMED;

3. Commissions to Bill Colson Auction & Realty Co., Inc. in the amount of $11,850.00 at the closing of this sale are hereby APPROVED;

4. Reimbursement of expenses of sale in the amount of $4,982.97 to Bill Colson Auction & Realty Co., Inc. at the closing of this sale are hereby APPROVED;

5. Title Insurance Premium payable to First American Title Insurance Co. in the amount of $1,235.00 at the closing of this sale is hereby APPROVED;

6. Closing/Settlement Fees in the amount of $800.00 payable to Brokers Escrow Services, Inc. at the closing of this sale are hereby APPROVED;

7. The payment of prorated taxes for 2019 at the closing of this sale is hereby APPROVED;

8. The net proceeds of the sale shall be tendered to the Estate of Stephanie Ann Aichele for proper distribution therefrom.

ENTERED THIS 8th DAY OF NOVEMBER, 2019.

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY,

/s/Toni W. Rutgerson

TONI WAYNICK RUTGERSON, #032469
Attorney for Executrix for the
Estate of Stephanie Ann Aichele
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(f) (615) 691-7308
trutgerson@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served via first-class U.S. Mail, postage prepaid on the following, this the 6th day of November, 2019.

Kelly Bruening
2027 Pine River Dr.
Kingwood, TX 77339

Barbara Miller
615 Second Street
Hudson, WI 54016

Animal Rescue Corps
c/o Bruce Wagman
Riley Safer Holmes & Cancila LLP
456 Montgomery Street, Floor 16
San Francisco, CA 94104

New Leash on Life
c/o Donna Wagner, Esq.
1483 N. Mt. Juliet Road, No. 124
Mt. Juliet, TN 37122
donna@donnawagnerlaw.com

Pet Community Center
943-B Dr. Richards G.
Adams Dr.
Nashville, TN 37207

Silver Rescue
Attn: Karina McDaniel
432 Dawn Dr.
Nashville, TN 37211

Nashville Cat Rescue
P.O. Box 140898
Nashville, TN 37214

/s/Toni W. Rutgerson
Toni Waynick Rutgerson