This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 332857 DEEDWARR
12/20/2019 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20191220-0131635

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $296,000.00.

Affiant

Subscribed and sworn before me this the ~~19th~~ 20th day of December, 2019.

Notary Public
My commission expires:
OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address of New Owner:
David Phan
108 Ryan Court
Nashville, TN 37221

Send Tax Bill to:
New Owners

Tax Information:
141-07-0B 031.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. MOHAMMAD HOSSAIN AND ZAKIA SULTANA, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAVID PHAN AND ANH VU DO,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 of Somerset Farms Subdivision, Section Two, a Planned Unit Development, of record in Plat Book 7900, page 671, and Surveyor's Certificate of Correction of record in Book 9353, page 237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to M. Mohammad Hossain, married, by deed from Nicole E. Brod and Shawn H. Glinter, wife and husband, dated 05/31/2005, of record in Instrument No. 20050603-0063443, said Register's Office. Zakia Sultana is joining in this conveyance to convey any marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 108 Ryan Court, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MMH by KW, AIF
ZS by VD AIF

Witness my hand this the 19th day of December, 2019.

M. Mohammad Hossain by Kenneth Wolentarski, his attorney in fact.

M. Mohammad Hossain by Kenneth Wolentarski, Attorney-in-Fact

Zakia Sultana by Kenneth Wolentarski, her attorney in fact.

Zakia Sultana by Kenneth Wolentarski, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 19th day of December, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Kenneth Wolentarski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of M. Mohammad Hossain, by Specific Power of Attorney dated December 13, 2019, and who acknowledged that he executed the same as the free act and deed of M. Mohammad Hossain.

Witness my hand and official seal this 19th day of December, 2019.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 19th day of December, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Kenneth Wolentarski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Zakia Sultana, by Specific Power of Attorney dated December 13, 2019, and who acknowledged that he executed the same as the free act and deed of Zakia Sultana.

Witness my hand and official seal this 19th day of December, 2019.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY