STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$360,000.00** (Three Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of January, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(NOTARY SEAL)
My Commission Expires JAN. 3, 2022

Karen Johnson Davidson County
Batch# 347853 **DEEDWARR**
01/23/2020 03:52:26 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200123-0008621

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Salman Hanif 1146 Antioch Pike Nashville, TN 37211	**SAME AS NEW OWNER**	13405000800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID KNUDTSON, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SALMAN HANIF AND WIFE, RAHAT SALMAN, AS JOINT TENANTS WITH THE RIGHT OF SUVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Mill Creek Subdivision of record in Book 1424, Page 8, Register's Office for said County.

Said Lot No. 8 fronts 56 feet on the Northeasterly margin of Antioch Pike and runs back between lines measuring 178.3 feet on the Southeasterly line and 178.1 feet on the Northwesterly line to a line in the rear on which it measures 56 feet.

Being the same property conveyed to David Knudtson, by deed from CARP Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20180612-0056245, in said Register's Office for Davidson County, Tennessee.

Being also known as 1146 Antioch Pike, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1146 ANTIOCH PIKE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2019125463

WITNESS, this 17th day of January, 2020

David Knudtson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of January, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Knudtson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of January, 2020.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020