Karen Johnson Davidson County
Batch# 354339 DEEDWARR
02/06/2020 10:22:20 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20200206-0013908

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| William A. Brown, III<br>PO Box 70390<br>Nashville, TN 37207 | CapStar Bank<br>2002 Richard Jones Rd.<br>Ste 300A<br>Nashville, TN 37215 | 070020-063.00 |

**THIS INDENTURE,** made this 3rd day of February, 2020 between

**Suad Shakir, unmarried and**
**Brian Edward Perry, unmarried**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**William A. Brown, III, an unmarried man**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**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. 11 on the Plan of Section Two, Shawnwood, as of record in Book 6050, Page 87, of the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.**

**Being the same property conveyed to Suad Shakir and Edward Brian Perry by Quitclaim Deed dated 8/12/2019 from Edward Brian Perry of record in Instrument No. 20190814-0081174, and by Affidavit of Heirship dated 6/18/2015 of record in Instrument No. 20150622-0059457, Register's Office for Davidson County, Tennessee. (Previous deed listed name incorrectly. Edward Brian Perry is actually Brian Edward Perry.)**

This is ( X ) improved ( ) unimproved property known as: 2849 Buena Vista Pike, Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Suad Shakir

Brian Edward Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Suad Shakir and Brian Edward Perry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of February, 2020..

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

Brian Edward Perry
Affiant

Sworn to and subscribed before me, this 3rd day of February, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County