RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013211

Karen Johnson Davidson County
Batch# 389357 DEEDWARR
04/21/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20200421-0041846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020.

NOTARY PUBLIC

My commission expires: 1/8/23

Trevor D. Clines Notary Public ID # 614618 My Commission Expires January 8, 2023 State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rezvan Amedi and Samia Chaudhry 1829 Sprucewood Drive Nashville, TN, 37211	Same address as new owner	172 -3 -A 181.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($479,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REZVAN AMEDI AND SAMIA CHAUDHRY, AS JOINT TENANTS** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee being Lot 99 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on plat of record in Instrument No 201707240074740, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to D & A Ventures, LLC, a Tennesse limited liability company, from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20, 2017 and recorded November 30, 2017, of record in Instrument No 201711300122070 in the Register's Office of Davison County, Tennessee.

The address of the herein described property is believed to be 1829 Sprucewood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of March, 2020.

BY ASHLEY TODD, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

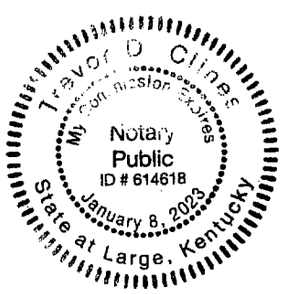
On this the 16th day of March, 2020, before me, appeared Ashley Todd, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of D & A Ventures, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said D & A Ventures, LLC and said officer acknowledged said instrument to be the free act of deed of D & A Ventures, LLC.

WITNESS my hand and seal, this the 16th day of March, 2020.

Notary Public

Printed Notary Name

My commission expires:



Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022