WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3132668

Return to:
Karen Johnson Davidson County
Batch# 392185 DEEDWARR
04/27/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20200427-0043827

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 324,500.00.

Kim Abate
Affiant

Subscribed and sworn to me, this the 24th day of April, 2020.

Notary Public

My commission expires: 1/9/22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address:
405 Old Towne Drive
Brentwood, TN 37027

Parcel ID:
160-16-0C-030.00

Property owner:
Georgeanne D. Oxnam
143 Circuit Road
Franklin, TN 37064

Mail tax bills to:
New Owner
143 Circuit Rd
Franklin, TN 37064

THIS INDENTURE is made effective the 24 day of April, 2020, by **Suhail M. Khan, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Georgeanne D. Oxnam, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of the Terraces at Brentwood Chase (a Revision of Old Towne at Brentwood Chase) of record in Plat at Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suhail M. Khan, an unmarried man, by Warranty Deed dated November 29, 2018 from Andrea L. White n/k/a Andrea L. Claiborne, married, recorded December 3,2018 at Instrument No. 20181203-0117478, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 705198

Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 200005310053798; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 9700, Page 653; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 200007130069317 and Subject to Easements recorded in Book 7902, Page 389; Book 11115, Page 281 and Book 11115, Page 286 ,all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are 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 taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Suhail M. Khan

STATE OF South Carolina)
COUNTY OF Richland)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Suhail M. Khan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Richland County, this the 29th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 5, 2026

GREGORY WHITE NOTARY PUBLIC SOUTH CAROLINA

This deed is prepared with information provided by Westcor Land Title Insurance Company. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

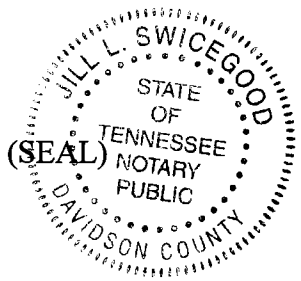
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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