Send Tax Statements To:
New Owner

Name and Address of New Owner:
Ahmad Shah Azizyar
776 Bradburn Village Way
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 164-6-B/211CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **AHMAD SHAH AZIZYAR AND FNU PALWASHA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 211, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Amber Lane Development, LLC, a Tennessee limited liability company, dated August 22, 2019, appearing of record in Instrument Number 20190827-0086079, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060816-0101099, amended in First Amendment of record in Instrument Number 20070717-0084884, amended and restated in Instrument Number 20070817-0098536, Instrument Number 20121109-0103798 and Supplementary Declarations of record in Instrument Number 20180226-0017976, Instrument Number 20180924-0094137 and Instrument Number 20190605-0053811; Restrictions of record in Instrument Number 20070817-0098536 and Instrument Number 20121109-0103796; Right of Way Easement of record in Book 3644, page 317 and Book 3670, page 396; Supplemental Right of Way Agreement of record in Book 4579, page 913; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Grant of Transmission Line Easement of record in Instrument Number 20020909-0109148; Stormwater Detention Agreement of record in Instrument Number 20060608-0068199; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument Number 20060823-0103546; Agreement regarding Grant of Easement of record in Instrument Number 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080502-0045461; Grant of Easement of record in Instrument Number 20170206-0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, page 63; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village; Access Utility & Drainage Easement of record in Instrument Number 20171229-0132505; and to any and all matters shown on said plat and survey of record in Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **AHMAD SHAH AZIZYAR AND FNU PALWASHA, HUSBAND AND WIFE,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 405553 DEEDWARR
05/26/2020 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $728.86
20200526-0053811

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of May, 2020.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
Ben Blake, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 4th day of May, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 1/1/2021

Amanda M Clark
State of Tennessee
Notary Public
Rutherford County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $196,990.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Ahmad Ghali Azizyar

AFFIANT

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 2-15-2023

SWORN to and subscribed before me,
this 4th day of May, 2020.

Christy Fielder

NOTARY PUBLIC
My Commission Expires: 8.16.20

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**