STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. 20-9169

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyler Allen Johnson and Tessa Marie Delaney (NAME)	NEW OWNER (NAME)	072-09-1F-002.00 CO
2721 Gear Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 416237 DEEDWARR
06/16/2020 01:29:56 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13
20200616-0062194

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 HEREBYACKNOWLEDGED, WE, **Ashfaq Memon and Ayman Sader**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Allen Johnson, unmarried and Tessa Marie Delaney, unmarried, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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 Unit B of the Gear Street Homes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Gear Street Homes, a horizontal property regime with private elements, of record in Instrument No. 20190325-0026906, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Gear Street Homes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20190325-0026906, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Ashfaq Memon, married, as to an undivided 50% interest, and Ayman Sader, married, as to an undivided 50% interest, as joint tenants, by Warranty Deed from Thomas Lee Sanders, unmarried, dated 1/31/2019 and recorded 2/1/2019 in Instrument No. 20190201-0009760, in the Register's Office of Davidson County, Tennessee.

This is not the marital residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to all existing easements and all matters shown on plat of record in Plat Book 161, Page 129 and Instrument No. 20041216-0149677, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Gear Street Homes of record in Instrument No. 20190325-0026906, in the Register's Office of Davidson County, Tennessee.

3. The subject property is subject to mandatory HOA Dues.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2721 Gear Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 3rd day of June, 2020.

X _____
Ashfaq Memon

X _____
Ayman Sader

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of June, 2020, before me personally appeared Ashfaq Memon and Ayman Sader, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL J. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066