BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 424936 DEEDWARR
06/24/2020 11:31:09 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200624-0068106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Sader and Ashfaq Memon	New Owner	
(NAME)	(NAME)	
9405 Weymouth Rd.		105 05 0 043.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **LALIT KAPOOR AND GURPREET K. ARORA, CO-TRUSTEES OF THE TIMBERTRAIL REVOCABLE LIVING TRUST U/A/D AUGUST 20, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMAN SADER, MARRIED AND ASHFAQ MEMON, MARRIED, AS TENANTS IN COMMON,** 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 Lot No. 15, and the Northerly twenty (20) feet of Lot No. 16, on the Map of Lots Nos. 27, 49 O.B. Hayes Rokeby Plan, of record in Plat Book 421, Page 22, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lalit Kapoor and Gurpreet K. Arora, Co-Trustees of the Timber Trail Revocable Living Trust, established by instrument dated August 20, 2019 , by Quitclaim Deed from Infinite Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20200526-0053827, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on May 26, 2020.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, by Warranty Deed from Jason Bockman and wife, Erica L. Bockman, of record in Instrument No. 20081027-0107302, in the Register's Office of Davidson County, Tennessee, dated October 21, 2008, and recorded on October 27, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved x
This is improved _ property, known as 1219 14th Ave. S, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 25th day of June, 2020

TIMBERTRAIL REVOCABLE LIVING TRUST U/A/D AUGUST 20, 2019

BY: _____

LALIT KAPOOR, CO-TRUSTEE

BY: Gurpreet Kaur Arora

GURPREET K. ARORA, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Lalit Kapoor and Gurpreet K. Arora with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Timbertrail Revocable Living Trust U/A/D August 20, 2019, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 25th day of June, 2020.

Commission expires: 10/2/2023

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public