Name and Address of New Owner:
Gulrez Tahir Mahmood and Parkha Mahmood
116 Highland Villa Drive
Nashville, TN 37211

Send Tax Bills To:
Gulrez Tahir Mahmood and Parkha Mahmood

Karen Johnson Davidson County
Batch# 429967 DEEDWARR
07/02/2020 08:24:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20200702-0071666

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161140B11600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Boyce**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gulrez Tahir Mahmood and Parkha Mahmood, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 116 ON THE PLAN OF HIGHLAND VILLA CONDOMINIUMS, ITS HORIZONTAL PROPERTY REGIME HAVING BEEN ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 7278, PAGE 312, AS AMENDED IN BOOK 7347, PAGE 717, BOOK 7532, PAGE 630, BOOK 7467, PAGE 850, BOOK 7470, PAGE 152, BOOK 7600, PAGE 361, BOOK 8173, PAGE 84, BOOK 8199, PAGE 149 AND BOOK 8765, PAGE 610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAN OF HIGHLAND VILLA CONDOMINIUM, AS OF RECORD IN BOOK 6200, PAGE 473, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BOYCE BY WARRANTY DEED IN THE AMOUNT OF $188,000.00 FROM PATRICK BROCTON PARKS AND WIFE, LEANNE A. PARKS, RECORDED ON SEPTEMBER 11, 1998, OF RECORD IN BOOK 11108, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 116 HIGHLAND VILLA DR., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of June, 2020.

William Boyce (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2020, before me personally appeared William Boyce, 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 29th day of June, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of June, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Public
My commission expires: 7-6-20
File No. 2020-1331

True Copy Certification

I, John A Bell 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.

Signature

State of TN
County of Davidson

Personally appeared before me, [illegible] to me known, and known by me to be a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DIANNA LONDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY