


(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2020.

Notary Public

My commission expires: _____

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 452131 DEEDWARR
08/06/2020 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jhear Arizy and Aisha Arizy** | **New Owner** | **134-09-0-142.00** |
| **3408 Bruner Court** | | |
| **Nashville, TN 37211** | | |

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 HEREBY ACKNOWLEDGED, WE,

**Nma Hassan, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jhear Arizy and Aisha Arizy, husband and wife**

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. 113 on the Plan of Final Plat, Phase Two, Section One, Woodland Hills of record in Plat Book 7900, Page 408, 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 Bhauldin Hassan and wife, Narmin Mohammad, by Warranty Deed, from Michael L. Murray, dated July 26, 2002, of record in Instrument No. 20020730-0091067, Register's Office for Davidson County, Tennessee. Bahauldin Hassan (n/k/a Baha Hassan) and wife, Namrin Mohammad, (n/k/a NMA Hassan), by Quitclaim Deed, conveyed said property to Donald R. Barrett, Jr., Trustee, and by the same Quitclaim Deed, Donald R. Barrett Jr., Trustee, re-conveyed said property to NMA Hassan, dated March 15, 2016, of record in Instrument No. 20160318-0025909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7632, Page 947, amended in Book 9055, Page 943, Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 3103, Page 37, in the Register's Office for Davidson County, Tennessee.
Easement for Railroad of record in Book 3504, Page 619, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7262, Page 388 and Book 8337, Page 556, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 8347, Page 35, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Sewer of record in Book 10461, Page 740, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Main of record in Book 10461, Page 735, in the Register's Office for Davidson County, Tennessee.

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

This property has been used for investment purposes by the Grantor.

This is improved property known as 3408 Bruner Court, Nashville, TN 37211.

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 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/our hand(s) this 4th day of August, 2020.

Nma Hassan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of August, 2020, before me personally appeared Nma Hassan, 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 4th day of August, 2020.

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 20-400
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

# True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022