Karen Johnson Davidson County
Batch# 520821 DEEDWARR
11/24/2020 01:47:04 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20201124-0137984

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B-13 Brentwood, TN 37027

File No.: TN-2020-7512-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Ghinazzi	New owner	121498409
(NAME)	(NAME)	
736 Gloucester Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($349,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ABDUL NISAR AND KIRAN SHAHZADI,HUSBAND AND WIFE HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB GHINAZZI, AN UNMARRIED MAN AND THERESA MEHRINGER, AN UNMARRIED WOMEN, JOINT TENANTS 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 Lot No. 262 on the Final Plat, Revision, Avondale Park Phase 1, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Being the same property conveyed to Abdul Nisar and Kiran Shahzadi, husband and wife by Warranty Deed from Scott E. Chasteen and Nicole Chasteen, husband and wife, dated November 14, 2016, of record in Instrument No. 20161116-0120968, Register's Office for Davidson County, Tennessee.

Being the same propety conveyed to Abdul Nisar and Kiran Shahzadi, Husband and Wife, by Warranty Deed dated Novemeber 14, 2015, from Scott E. Chasteen and Nicole Chasteen Husband and Wife, of record in Instrument Number 20161116-012091, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 736 Gloucester Lane, Nashville, TN 37221
(House No.) (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 our hands this 13 day of November, 2020

A. Nisar
Abdul Nisar

Kiran Shahzadi
Kiran Shahzadi

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13 day of November 2020, before me personally appeared Abdul Nisar and Kiran Shahzadi to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13 day of November, 2020

Commission Expires: 6/24/24

Notary Public

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY