Karen Johnson Davidson County
Batch# 540218 **DEEDWARR**
12/22/2020 01:40:38 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20201222-0152329

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

MSFitzgerald
Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Janderson
Notary Public

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Asad Khan Ahamed, Khan and Eshrathunnisa Khan	**Asad Khan Ahamed, Khan and Eshrathunnisa Khan**	**072-10-1A-040.00-CO**
1122 Litton Avenue #221	**1875 Beckham St**	
Nashville, TN 37216	**Cumming, GA 30041**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Logan Mitchell, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Asad Khan Ahamed Khan and Eshrathunnisa, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson, Tennessee, Unit B2022, as established in Declaration of Covenants , Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and 20161121-0122822, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Matthew Logan Mitchell, a single man, by Warranty Deed from Harpeth Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20170621-0062656 Register's Office for Davidson County, Tennessee, dated June 19,2017 and recorded on June 21,2017. (Value of consideration shown in aforementioned deed $210,000.00.)

This is ☐ improved ☐ unimproved property known as **1122 Litton Avenue #221, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of December, 2020.

Matthew Logan Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew Logan Mitchell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of December, 2020.

Notary Public
My Commission Expires: 8/23/22

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

SolomonParks File No. 20-000281-524