Karen Johnson Davidson County
Batch# 595632 DEEDWARR
03/19/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210319-0036677

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **685,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

184492

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Imran Huda	New Owner	MAP
513 Stonegate Place		PARCEL 160-06-0A-003.00-CO
Brentwood, TN 37027-4389		
(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, **Jeffrey Lee Howard, Trustee of The J. L. Howard Revocable Living Trust aka The J. L. Howard Trust U/A/D February 6, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Imran Huda and Shazia Ansari Huda,** Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stonegate Subdivision of record in Plat Book 9700, Page 808, 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 Jeffrey Howard, an unmarried man by Warranty deed from Linda Dudney of record in Instrument No. 20140811-0072402 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on August 11, 2014.

Being the same property conveyed to J. L. Howard Revocable Living Trust (AKA J. L. Howard Trust) by Quitclaim deed from Jeffrey Howard (AKA Jeffrey Lee Howard) of record in Instrument No. 20170209-0013505 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on February 09, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **513 Stonegate Place, Brentwood, TN 37027-4389.**

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 _____ hand( ) this the 9th day of March, 2021.

The J. L. Howard Revocable Living Trust Agreement aka The J.L. Howard Trust U/A/D February 6, 2017

BY: Jeffrey Lee Howard, Trustee
Jeffrey Lee Howard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Lee Howard** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The J. L. Howard Revocable Living Trust Agreement aka The J.L. Howard Trust U/A/D February 6, 2017** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jeffrey Lee Howard** as such **Trustee**.

Witness my hand and official seal this the 9th day of March, 2021.

Notary Public

My Commission expires 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

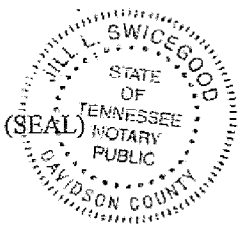
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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