WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 590,500.00

Karen Boncel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Briana Gage
Notary Public

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 638150 DEEDWARR
05/18/2021 10:32:24 AM 2 pgs
Fees: $13.00 Taxes: $2,184.85

20210518-0066767

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37214

File No.: NAS0439-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Akram Barzani and Shler Barzani, Husband and Wife	Akram Barzani and Shler Barzani, Husband and Wife	Tax Map: Parcel ID: 186-04-0A-224.00-CO
(NAME) 316 Whitman Ct.	(NAME) 316 Whitman Ct.	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VINAY S. DASWANI AND NICE GERALDINE R. DASWANI, TRUSTEES OF THE VINAY S. DASWANI LIVING TRUST DATED JULY 24, 2009,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AKRAM BARZANI AND SHLER BARZANI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Final Plat, Burkitt Place, Phase 2D, Section 3, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20120517-0043031, 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 Vinay S. Daswani and wife, Nice Daswani by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20130613-0060268 Register's Office for Davidson County, Tennessee, dated June 06, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Christopher Jackson, Trustee by Quitclaim Deed from Vinay S. Daswani and Nice Daswani of record in Instrument No. 20131212-0125738, Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 12, 2013 and within the same deed the said Christopher Jackson, Trustee conveyed his interest in the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSR TG21316

subject property to Vinay S. Daswani and Nice Geraldine R. Daswani, Trustees of the Vinay S. Daswani Living Trust dated July 24, 2009 and Scrivener's Affidavit recorded on September 03, 2020 in Instrument No. 20200903-0100884.

This is:

unimproved ☐

improved ☒ property, known as 316 Whitman Ct., Nolensville, TN 37135

(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 7th day of May, 2021.

Vinay S. Daswani and Nice Geraldine R. Daswani, Trustees of the Vinay S. Daswani Living Trust dated July 24, 2009

BY:_____
Vinay S. Daswani
Trustee

BY:_____
Nice Geraldine R. Daswani
Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Vinay S. Daswani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Vinay S. Daswani and Nice Geraldine R. Daswani, Trustees of the Vinay S. Daswani Living Trust dated July 24, 2009, the within named bargainor, a living trust, and that such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Vinay S. Daswani.

Witness my hand, at office, this 7th day of May, 2021.

_____
Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Nice Geraldine R. Daswani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Vinay S. Daswani and Nice Geraldine R. Daswani, Trustees of the Vinay S. Daswani Living Trust dated July 24, 2009, the within named bargainor, a living trust, and that such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Nice Geraldine R. Daswani.

Witness my hand, at office, this 7th day of May, 2021.

_____
Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23