Karen Johnson Davidson County
Batch# 643294 DEEDWARR
05/24/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20210524-0070256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Wilson G Bulu	SEND TAX BILLS TO: New Owner at	MAP-PARCEL NUMBERS
(NAME) 4724 BILLINGSGATE ROAD	(NAME) Property Address	149010B07800CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	
(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, I, **Mohammad Amirul Islam, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilson G Bulu, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 261 on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, Page (s) 892 through 894, inclusive, 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 Mohammad Amirul Islam, a married man, by virtue of that certain Warranty Deed dated December 7, 2020, and being of record at Instrument No. 20201229-0154384, in the amount of $250,000.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that the above described property has never been his primary residence, and has been used for investment purposes only.

Being the same property previously conveyed to Jeffrey J. Martin and wife, Deborah A. Martin by Warranty deed from Paul W. Patterson and wife, Deborah W. Patterson of record in Book 9292, page 195, Register's Office for Davidson County, Tennessee, dated March 23, 1994 and recorded on March 28, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Book 6250, Page(s) 892 through 894, Covenants, Conditions and Restrictions of record in Book 6236, Page 680, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6355, page 322, and Book 6830, page 739, Deed conveying the open space to Piccadilly Square Homeowners Association, Inc. of record in Book 6295, Page 503, and Book 6496, page 99, Charter of Piccadilly Square Homeowners Association, Inc of record in Book 6236, Page 703, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, Book 6300, page 439, and Book 7288, page 963, Amendments to Information Brochure of record in Book 6236, Page 726, Book 6295, page 596, and Book 6295, page 602, By-Laws of Piccadilly Square Homeowners Association, Inc. of record in Book 6295, Page 572, as amended in Book 6236, page 706, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, Page 259, Book 6251, page 616, Book 6530, page 819, Book 6530, page 819, Book 6530, page 823, Book 6846, page 606, Book 6846, page 653, Book 7748, page 432, Book 7748, page 478, and Book 7883, page 280, Storm Water Detention Agreement of record in Book 6186, Page 238, Book 6782, page 518, Easement for Utilities of record in Book 6298, Page 491, Easement for Graveyard, Ingress & Egress of record in Book 854, Page 73, Common Area Conveyance of record in Book 7778, Page 366, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10435, Page 902 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4724 Billingsgate Rd. Antioch, TN 37013
(House Number) (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 my hand this 21st day of May, 2021.

Mohammad Islam
Mohammad Amirul Islam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mohammad Amirul Islam** ~~and~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2021.

Notary Public

My Commission Expires: 9/16/23

ANA MARIA WILLINGHAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/23
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

202105240070256