Karen Johnson Davidson County
Batch# 653563 DEEDWARR
06/10/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210610-0078217

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-3857

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2021

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sahar Ahmad 505 Southern Turf Dr. Unit A Nashville, TN 37211	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd, Suite 300 Independence, OH 44131	105-16-0K-001.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Tanner Griffin Martin, an unmarried man and Emma Pierce Davidman, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sahar Ahmad, an unmarried woman

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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 505 Southern Turf Drive, a Horizontal Property with Private Elements, of record in Instrument No. 20191120-0120023, as amended in Instrument No. 20191211-0127861, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Progressive Development, LLC by Warranty deed from Dennis O. Harris and wife, Carolyn J. Harris of record in Instrument No. 20170324-0028980 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017. (Value or consideration as shown in aforementioned deed $200,000.00.)

Being a portion of the same property conveyed to MidTown Realty, LLC by QuitClaim deed from Progressive Development, LLC of record in Instrument No. 20190524-0049372 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 24, 2019. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Progressive Development, LLC by Quitclaim deed from Midtown Realty, LLC of record in Instrument No. 20191120-0120024 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 20, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Tanner Griffin Martin, an unmarried man, and Emma Pierce Davidman, an unmarried woman by Warranty deed from Progressive Development, LLC of record in Instrument No. 20200824-0095505 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 24, 2020. (Value of consideration shown in aforementioned deed $225,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 505 Southern Turf Drive, Nashville, TN 37211

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 so 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.

Dated this the 8th day of June, 2021.

Tanner Griffin Martin

Emma Pierce Davidman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tanner Griffin Martin, Emma Pierce Davidman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of June, 2021.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

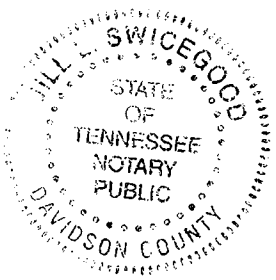
Stewart Title Company

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 Christopher R. Jackson, 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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