WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Tammy Perrone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-SB-EXP-21-311

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 660006 **DEEDWARR**
06/18/2021 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210618-0082918

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tammy Perrone	**Mortgage Research Center LLC DBA Veterans United Home Loans, ISAOA/ATIMA**	
(NAME)	(NAME)	**148-2-C-1.00CO**
311 Luna Drive	**1400 Veterans United Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAMIDULLAH DURANI AND KHALIDA DURANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMY PERRONE, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 311 Luna, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200804-0086265, and Amended in Instrument No. 20210618-0082915, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Hamidullah Durani and Khalida Durani, husband and wife, by Corrective Quitclaim Deed recorded July 29, 2020 in Instrument No. 20200729-0083430, which corrects Quitclaim Deed in Instrument No. 20200617-0062472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20200804-0086265,and amended in Instrument No. 20210618-0082915 Register's Office for Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 Luna Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF JUNE, 2021.

Hamidullah Durani
By: John Gleaves, Attorney In fact

Khalida Durani
By: John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney In Fact for HAMIDULLAH DURANI and is authorized by HAMIDULLAH DURANI to execute this instrument on his behalf.
Pursuant to Power of Attorney of Record in Instrument No. 20210618-0082917, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for KHALIDA DURANI and is authorized by KHALIDA DURANI to execute this instrument on her behalf.
Pursuant to Power of Attorney of Record in Instrument No. 20210618-0082916, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212