THIS INSTRUMENT PREPARED BY:
Reli Settlement Solutions, LLC
6142 Shallowford Road #105
Chattanooga, TN 37421

Address New Owner(s) & Send Tax Bills To:
Amena B. Bashar
1260 West Running Brook Road
Nashville, Tennessee 37209

Map & Parcel Nos.:
114 07 0B 114.00

Karen Johnson Davidson County
Batch# 672825 DEEDWARR
07/08/2021 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20210708-0092018

WARRANTY DEED

THIS INDENTURE, made and entered into this **2nd day of July, 2021**, by and between **Nayeem Z. Bashar and wife, Sugra Ferdous**, party of the first part, and **Amena B. Bashar**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($260,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 102, on the Plan of Section Four, Westchase of record in Instrument No. 20040204-0013784, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SUBJECT TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.
SUBJECT TO All matters on the PUD Boundary Plat recorded in Plat Book 9700, Page 521, in the Register's Office of Davidson County, Tennessee.
SUBJECT TO All matters on the plat of Section Four Westchase as record in Instrument No. 20040204-0013784, in the Register's Office, Davidson County, Tennessee,
SUBJECT TO A 100-TVA easement of record in Book 751, page 374, Book 787, Page 13 and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated 7/24/1997 and last revised 5/7/1998.
SUBJECT TO Agreement for dedication of easements for sanitary sewer as recorded in Book 5222, Page 720, in the Register's Office of Davidson County, Tennessee, as shown on survey of H & H Land Surveying, Inc., dated 7/24/1997 and last revised 5/7/1998.
SUBJECT TO Agreement for dedication of public utilities as recorded in Book 8626, Page 852, in the Register's Office of Davidson County, Tennessee, as shown on survey of H & H Land Surveying, Inc., dated 7/24/1997 and last revised 5/7/1998.
SUBJECT TO Right of ingress and egress to and from a family cemetery as recorded in Deed Book 2484, Page 315, in the Register's Office of Davidson County, Tennessee, as shown on survey of H & H Land Surveying, Inc., dated 7/24/1997 and last revised 5/7/1998.
SUBJECT TO Easement for flow of a creek as shown on the survey H & H Land Surveying, Inc., dated 7/24/1997 and last revised 5/7/1998.
SUBJECT TO Restrictive Covenants set out in Instrument No. 20021126-0146387, in the Register's Office of Davidson County, Tennessee, and any amendments thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
SUBJECT TO Agreement for Dedication of Sewer Line Easement as set forth in instrument recorded in Instrument No. 20021028-0131574, in the Register's Office of Davidson County, Tennessee.
SUBJECT TO Agreement for Public Utilities Easements as set forth in instrument recorded in Book 8626, Page 852 and Instrument No. 20021104-0134795, in the Register's Office of Davidson County, Tennessee.
SUBJECT TO Lien for special assessments as set out in the restrictions.
SUBJECT TO Rights of others to the use of the common areas and/or elements of Westchase.
SUBJECT TO Agreement for Out Conveyance recorded at Instrument No. 20021028-0131572, in

WITNESS the signature of the said party of the first part the day and year first above written.

Nayeem Z. Bashar

Sugra Ferdous

STATE OF ~~TENNESSEE~~ Georgia, COUNTY OF Gwinnett

LH

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nayeem Z. Bashar and Sugra Ferdous** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd **day of** July, 2021.

My commission expires: _____

Notary Public

LAWRENCE HUYNH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 04/2/2023

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$260,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 2nd **day of** July, 2021

Notary Public (Tonia Beuerlein)

PROPERTY ADDRESS:
1260 West Running Brook Road
Nashville, TN 37209

TONIA BEUERLEIN TENNESSEE NOTARY PUBLIC My Comm Exp. September 17, 2022 COUNTY OF HAMILTON

the Register's Office of Davidson County, Tennessee.

FOR PRIOR TITLE, See Deed to Nayeem Z. Bashar dated 12/28/2004 and recorded 1/6/2005 in Instrument No. 20050106-0002148, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that the said party of the first part is lawfully seized in fee of the aforedescribed real estate; that the said party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the said party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

True Copy Certification

I, Tonia Beuerlein, do hereby make oath that I am a Licensed Attorney and/or the custodian of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7-2-21

DATE

Date: 7-2-21

Signature

STATE OF TENNESSEE

COUNTY OF HAMILTON

Sworn to and subscribed before me on 7-2-21

NOTARY PUBLIC

My Commission Expires: 4-14-24

KELLEY Y. BLEVINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2024
COUNTY OF HAMILTON