This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12633-RA

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 12th day of July, 2021.

Notary Public
My commission expires: 02/11/2024

BRITTANYE SCHEXNAYDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyi Muang An Sawn 4741 Aaron Drive Nashville, TN 37013	Castle and Cooke Mortgage, LLC 13751 S. Wadsworth Park Dr., Ste 101 Draper, UT 84020	173-04-0A 066.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DILBAR AHMAD A/K/A DILBAR CHOLI AHAMD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYI MUANG AND AN SAWN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Oak Highlands, of record in Plat Book 6900, page 431-435, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dilbar Ahmad by Quitclaim Deed dated 08/06/2014, from Nawzad Ahmad of record in Instrument No. 20140806-0070556, Register's Office for said County.

Also being the same property conveyed to Dilbar Choli Ahamd and Nawzad C. Ahmad by Warranty Deed dated 05/21/2009, from Paula J. Burnside, a single woman, of record in Instrument No. 20090612-0054884, Register's Office for said County.

The said Dilbar Ahamd and Dilbar Choli Ahamd being one and the same person.

Nizar Ali joins in the execution of this Warranty Deed to convey any marital interest he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 4741 Aaron Drive, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 676920 DEEDWARR
07/14/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210714-0094912

Witness my hand this the 12th day of July, 2021.

Dilbar Ahmad a/k/a Dilbar Choli Ahamd

Nizar Ali

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dilbar Ahmad a/k/a Dilbar Choli Ahamd and Nizar Ali, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version 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 7-12-21.

Date

Affiant Signature

7-12-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2021.

Notary's Signature

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/2023
Date

Notary's Seal (if on paper)