Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-4895

Karen Johnson Davidson County
Batch# 689097 DEEDWARR
08/03/2021 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $3,877.60
20210803-0103843

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,048,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2021

Notary Public

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 11-6-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abdul Kasim Seidqi 107 Streamcalley Blvd Franklin TN 37067	NEW OWNER	033-12-0-151.00 (Tract 1) 033-12-0-150.00 (Tract 2) 033-12-0-152.00 (Tract 3) 033-16-0-055.00 (Tract 4)

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,

Mullins Properties LLC, a Delaware Limited Liability Company

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

Abdul Kasim Seidqi

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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, 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 a portion of the same property conveyed to Nashvest LLC, a Tennessee limited liability company by Warranty deed from David Edward Lovell, Co-Trustee and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a/d December 09, 2015 of record in Instrument No. 20181003-0098106 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03,2018 and Affidavit recorded on January 22, 2019 in Instrument No. 20190122-0006096. (Value or consideration as shown in aforementioned deed $4,200,000.00.)

Being a portion of the same property conveyed to Mullins Properties, LLC, a Delaware limited liability company by Special Warranty deed from Nashvest LLC, a Tennessee limited liability company of record in Instrument No. 20190708—0066357 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on JI 08, 2019. (Value or consideration as shown in aforementioned deed $2,619,100.00.)

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:

177-179 Connare Drive Madison, TN 37115; 181-183 Connare Drive Madison, TN 37115. 188-190 Connare Drive Madison, TN 37115; 192-194 Connare Drive, Madison, TN 37115

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 30th day of July, 2021.

Mullins Properties LLC, a Delaware limited liability company LLC

By: _____ Managing Member
Brian Mullins, Managing member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Brian Mullins,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Managing Member** of **Mullins Properties, LLC**, the within named bargainor, a **Delaware limited liability company**, and that he as such **Managing Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Managing Member**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of July, 2021.



_____
Notary Public
My Commission Expires: _____

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-30-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

