This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-13136-CC

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 703656 DEEDWARR
08/24/2021 11:02:25 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210824-0114198

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wasif S. Wasif Olfat I. Nashed 2110 Kirkwall Drive Nolensville, TN 37135	New Owner	187-09-0A-289-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Ronald M. Schroeder and Robin L. Schroeder, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wasif S. Wasif and Olfat I. Nashed, Husband and Wife**, 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 all of Lot No. 289, Phase Three, Burkitt Village, according to survey and plat of same appearing of record in 20170510-0046571, in the Register's Office for Davidson County, Tennessee, to which plat reference and correction are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Ronald M. Schroeder and Robin L. Schroeder, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated February 28, 2018, recorded March 2, 2018, of record in Instrument No. 20180302-0019762, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2110 Kirkwall Drive, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2021.

GRANTOR:

Ronald M. Schroeder by Robin L. Schroeder, his Attorney-in-Fact

Robin L. Schroeder

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Ronald M. Schroeder and~~ Robin L. Schroeder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2021.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s)* with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ronald M. Schroeder ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

* Robin L. Schroeder

WITNESS my hand and seal at office this 20th day of August, 2021.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

EXHIBIT "A"
TO Warranty Deed
From: Ronald M. Schroeder and Robin L. Schroeder
To: Wasif S. Wasif and Olfat I. Nashed

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 20th day of August, 2021.

Notary Public
My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY