Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6447

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

STATE OF ~~TENNESSEE~~ VIRGINIA WPH
City ~~COUNTY~~ OF COLONIAL Heights
WPH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2021

Notary Public

WINDELL R HALL
NOTARY PUBLIC
REG. #7766308
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2022

Commission Expires: 01/31/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Shelton 420 Elysian Fields Road #E12 Nashville, TN 37211	NEW OWNER	133-14-0A-070.00-CO

Karen Johnson Davidson County
Batch# 723681 DEEDWARR
09/24/2021 02:01:17 PM 2 pgs
Fees: $13.00 Taxes: $554.63
20210924-0128707

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,

Irshad Ahmed, MD and Shahana Ahmed, husband and wife

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

Aaron Shelton, an unmarried man

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 Unit E-12 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Nat Book 5200, page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939, and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Irshad Ahmed and wife, Shahana Ahmed by Warranty deed from Charles Watts, married of record in Instrument No. 20150909-0091486 Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 09, 2015. (Value of consideration shown in aforementioned deed $107,000.00.)

Being also known as 420 Elysian Fields Road #E12 E-12 Nashville, Tennessee 37211.

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: 420 Elysian Fields Road #E12, Nashville, TN 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 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 20 day of September, 2021.

Irshad Ahmed, MD

Shahana Ahmed

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF ~~COUNTY~~ City of Colonial Heights

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Irshad Ahmed, MD and Shahana Ahmed** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of September, 2021.

Notary Public

My Commission Expires: 01/31/22

WINDELL R HALL
NOTARY PUBLIC
REG. #7788308
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2022