Karen Johnson Davidson County
Batch# 733387 DEEDWARR
10/11/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20211011-0136026

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2021. Notary Public My commission expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cassino Bruno	Success Mtg. Partners ~~New Owner(s)~~	172-14-0A-123.00
905 Brancaster Lane	12005. Sheldon Rd.	
Nashville, TN 37211	Suite 150 Plymouth, MI 48170	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MERVAT ALEXANDER, A MARRIED WOMAN, MINA MAJEED ESKANDER, A MARRIED MAN*, AND SYLVIA MAJEED ISKANDER, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSINO BRUNO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 52 on the Plan of the Resubdivision of Lots 51 and 52, Section Three, Wexford Downs, of record in Instrument No. 20030710-0095629, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mike Alexander and wife, Mervat Alexander, by Warranty Deed from Jason J. Lukawitz and wife, Geta Lukawitz, of record in Instrument No. 20070703-0079427 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 03, 2007.

Being the same property conveyed to Mervat Alexander, Mina Majeed Eskandar, and Sylvia Majeed Iskander, by Quitclaim Deed from Mike Alexander and Mervat Alexander of record in Instrument No. 20200205-0013310 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 5, 2020.

Being also known as 905 Brancaster Lane, Nashville, Tennessee 37211.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 905 Brancaster Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2021.

Mervat Alexander

Mervat Alexander

Sylvia Majeed Iskander by Mervat Alexander her Attorney in-fact

Sylvia Majeed Iskander by Mervat Alexander, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mervat Alexander, personally and as Attorney-In-Fact for Sylvia Majeed Iskander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

Mina Majeed Eskander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mina Majeed Eskander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

Mike Alexander, spouse of Mervat Alexander, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mike Alexander

Mike Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mike Alexander with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 Oct. 1, 2021

Signature 10/1/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of October, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024