Karen Johnson Davidson County
Batch# 755323 DEEDWARR
11/16/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20211116-0152099

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Sara Fatima Ahmed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-02997

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hasan Siddiqi and Sara Ahmed 724 Sweet Cherry Court Nashville, TN 37215	University Bank c/o Midwest Loan Services P.O. Box 39159 Solon, OH 44139	131-06-0H-085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy W. Stambaugh and Tamra L. Stambaugh, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SARA FATIMA AHMED AND HASAN SIDDIQI, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors 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. 24 on the Plan of Village of Cherry Glen, Phase 4, of record in Plat Book 9700, Page 664, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy W. Stambaugh and Tamra L. Stambaugh, husband and wife by Warranty deed from Anthony S. Perry and Abby Perry, husband and wife of record in Instrument No. 20081203-0117131 Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on December 03, 2008. (Value of consideration shown in aforementioned deed $420,000.00.) Being also known as 724 Sweet Cherry Nashville, Tennessee 37215.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 724 Sweet Cherry Court, Nashville, TN 37215

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 5th day of November, 2021

Timothy W. Stambaugh

Tamra L. Stambaugh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of November, 2021, before me personally appeared Timothy W. Stambaugh and Tamra L. Stambaugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on November 5, 2021

Signature November 5, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on November 5, 2021.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY