WARRANTY DEED

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

D. Paulsson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10TH~~ 15th DAY OF NOVEMBER, 2021.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 764539 DEEDWARR
12/01/2021 01:32:30 PM 8 pgs
Fees: $43.00 Taxes: $1,609.50
20211201-0158961

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmad Ahmad and Awaz Amin	New Owner	Parcel ID: 181-00-0-104.00
(NAME)	(NAME)	
6663 Nolensville Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristie Garn, Lee Garn, Ginger Dawn Finch, Jackie Carroll Cravens, Carla Ashley Cravens Derrick, Holly McNeely, Clint Finch and Kyle Cravens**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ahmad Y. Ahmad and Awaz H. Amin, 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, State of Tennessee, according to a survey made by E. L. Miller, Jr. and Co., dated April 20, 1965, more particularly described as follows:

Beginning at a point in the westerly margin of Nolensville Pike, said point being 1709.7 feet, more or less, in a northerly direction from the center line of Concord Road at an iron pin; thence south 34 degrees 15' west 605 feet to the center line of Mill Creek; thence north 17 degrees 00' west 70 feet to an iron pin; thence north 24 degrees 05' west 210 feet to a point; thence still along the center line of Mill Creek north 17 degrees 30' west 44 feet to a point; thence north 43 degrees 15' east 462 feet to the westerly margin of Nolensville Pike; thence with the westerly margin of said Pike south 44 degrees 30' 200 feet to the beginning.

Being the same property conveyed to Jerry W. Cravens, By Warranty Deed from Ginger D. Finch and Jackie C. Cravens, a two-thirds (2/3) undivided interest dated February 19, 2004 recorded February 27, 2004, of record as Instrument No. 20040227-0022204 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ginger D. Finch, Jerry W. Cravens and Jackie C. Cravens, by Deed of Executor, from Ginger D. Finch, Jerry W. Cravens and Jackie C. Cravens, Co-Executors of the Last Will and Testament of Margaret Elberta Cravens, dated January 12, 2004, of record in Instrument No. 20040122-0008386, Register's Office for Davidson County, Tennessee. Jerry W. Cravens died testate on 11/8/2019 and by Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 20P26, the proeprty hereinabove described was devised to Kristie Garn, Lee Garn, Ginger Dawn Finch, Jackie Carroll Cravens, Carla Ashley Cravens Derrick, Holly McNeely, Clint Finch, and Kyle Cravens.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6663 Nolensville Road, Brentwood, TN 37027

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. 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 our hands this 10th day of November, 2021

Kristie Garn

Lee Garn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Kristie Garn and Lee Garn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public

My Commission Expires:
3/3/2025

(SEAL)

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 10th day of November, 2021

Ginger Dawn Finch

Ginger Dawn Finch

Jackie Carroll Cravens

Jackie Carroll Cravens

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Ginger Dawn Finch and Jackie Carroll Cravens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

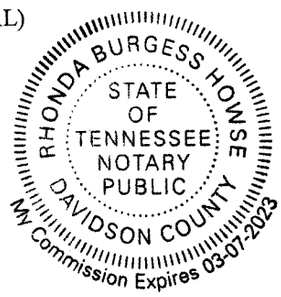
Witness my hand and official seal, this the 10th day of November, 2021.

Rhonda Burgess

Notary Public

My Commission Expires: 3-7-23

(SEAL)



Witness our hands this 10th day of November, 2021

Carla Ashley Cravens Derrick
Carla Ashley Cravens Derrick

STATE OF TENNESSEE

COUNTY OF Rutherford

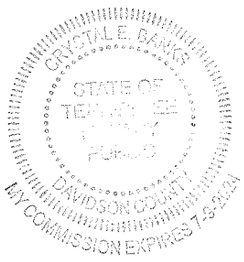
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Carla Ashley Cravens Derrick**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public

My Commission Expires: 7-9-2024

(SEAL)



Witness our hands this 10th day of November, 2021

Holly McNeely

STATE OF TX

COUNTY OF BEXAR

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Holly McNeely**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

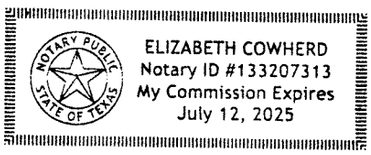
Witness my hand and official seal, this the 10th day of November, 2021.

Elizabeth Cowherd

Notary Public

My Commission Expires: JULY 12, 2025

(SEAL)



Witness our hands this 10th day of November, 2021

Clint Finch

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Clint Finch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public

TRISTA Lee Baird

My Commission Expires:

(SEAL)

My Commission Expires
August 13, 2025

TRISTA LEE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Witness our hands this 10th day of November, 2021

Kyle Cravens

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Kyle Cravens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public

My Commission Expires:

(SEAL)

Gaven G. McQueen
MY COMMISSION # GG939701
EXPIRES: December 12, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/10/2021 (date of document).

Jennifer Russell
Affiant Signature

11/19/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

