WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~NOVEMBER~~ December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-TAG-21-338

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 769513 DEEDWARR
12/07/2021 03:54:40 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20211207-0162405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Faisal S. Jehan and Zarina F. Hanif, Trustees of The Faisal S. Jehan and Zarina F. Hanif Family Trust dated September 4, 2014	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**071 08 0 038.00**
4099 Cortona Ct	**MAC X9999-01H**	
(ADDRESS)	(ADDRESS)	
Yorba Linda, CA 92886	**Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA W. WOLFE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAISAL S. JEHAN AND ZARINA F. HANIF, TRUSTEES OF THE FAISAL S. JEHAN AND ZARINA F. HANIF FAMILY TRUST DATED SEPTEMBER 4, 2014,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 58 and the Easterly 50 feet of the Northerly part of Lot No. 57 on the Map of J B Haynies Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 58 fronts 50 feet on the Southerly side of Duke Street, and together with said part of Lot 57 runs back between parallel lines with the Westerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Joshua W. Wolfe, a single man, by Warranty Deed from Invent Communities, Inc., an Corporation existing under the laws of Tennessee, of record in Instrument No. 20180413-0035187, in the Register's Office of Davidson County, Tennessee, dated November 17, 2017 and recorded on April 13, 2018. Joshua W. Wolfe has since married, and the above-referenced property has never been the principle marital residence for the grantor and his current spouse.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property Taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of J B Haynies Oriental Subdivision, as recorded in Plat Book 161, Page(s) 26 and 27.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **338 Duke Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28 DAY OF NOVEMBER, 2021.

Joshua W. Wolfe by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSHUA W. WOLFE, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA W. WOLFE.

Witness my hand and official seal, this the 28th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212