Karen Johnson Davidson County
Batch# 782674 DEEDWARR
01/03/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20220103-0000221

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36798-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Walter Brooks Anacker, Griselle C. Anacker 6012 Stillmeadow Dr. Nashville, TN 37211	**Send Tax Bills To:** Highlands Residential Mort 950 W. Bethany Dr STE 800 Allen, TX 75013	**Tax Information:** Map and Parcel No.: 16114000600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rokeya S. Farooque, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Brooks Anacker and Griselle C. Anacker, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6012 Stillmeadow Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2021.

Rokeya S. Farooque

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rokeya S. Farooque, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2021.

Notary Public

My Commission Expires:

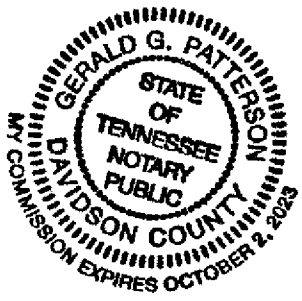


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section 5, Myrtlewood Estates of record in Book 6250, page 910 and 911, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ahmed I. Farooque and Wife Rokeya S. Farooque, by Warranty Deed from Hampton Construction & Maintenance Company, of record in Book 7350, Page 505, in the Register's Office of Davidson County, Tennessee, dated August 31, 1987 and recorded on September 11, 1987.

Being the same property conveyed to Rokeya S. Farooque, Unmarried by Quitclaim Deed from Ahmed I. Farooque, Unmarried, of record in Book 9653, Page 917, in the Register's Office of Davidson County, Tennessee, dated April 18, 1995 and recorded on April 25, 1995.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 6250, Page(s) 910 and 911, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 6489, Page 537 and Book 7464, Page 163, Register's Office for Davidson County, Tennessee.
4. Easement recorded in Book 7154, Page 344 and Book 7154, Page 402, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/21/21

GEORGE E. MUDTER, JR.
Dated 12/21/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/21/21
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

