WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15484-MC

Karen Johnson Davidson County
Batch# 811302 DEEDWARR
02/24/2022 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,270.95
20220224-0021527

Name and Address of New Owner:
Muhammad Ajmal and Sarwat Ajmal
208 Cambridge Place
Antioch, TN 37013

Send Tax Bills To: Muhammad Ajmal and Sarwat Ajmal
5172 Remington Dr. Brentwood TN 37207

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 151-09-0A-151-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Walter Duvall and Michael Duvall, Co-Administrators of the Estate of Brenda Sue Hudson Duvall**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Muhammad Ajmal and Sarwat Ajmal, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 151 on the Plan of Phase 2, Long Hunter Chase, Section 1, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Duvall and wife, Brenda S. Duvall by Warranty Deed from Radnor Homes, Inc. dated August 11th 1995 and recorded August 14th 1995 of record in Book 9761, Page 635 said Register's Office, Davidson County, Tennessee. Robert L. Duvall died on December 14, 2020. Brenda S. Duvall died on February 8, 2021 and probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 21P590. This property was ordered to be sold by the Circuit Court of Davidson County, Probate Division in Case No. 21P591. The Judge of Probate Court for Davidson County,Tennessee fully authorized Walter Duvall and Michael Duvall as Co-Administrators to the Estate of Brenda Sue Hudson Duvall to sign the deed and to transfer the property.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 208 Cambridge Place, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2022.

The Estate of Brenda Sue Hudson Duvall

_____(SEAL)
Walter Duvall, Co-Administrator

Michael L Duvall (SEAL)
Michael Duvall, Co-Administrator

STATE OF Georgia
COUNTY OF Coweta

On this 11th day of February, 2022, before me personally appeared ~~Walter Duvall~~ w/a Michael L Duvall, Co-Administrator of The Estate of Brenda Sue Hudson Duvall, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature Vanicia J Adams
My commission expires: 04/24/2025

VANICIA J ADAMS
NOTARY PUBLIC
Coweta County
State of Georgia
My Comm. Expires April 24, 2025

STATE OF _____
COUNTY OF _____

On this 11th day of February, 2022, before me personally appeared Walter Duvall, Co-Administrator of The Estate of Brenda Sue Hudson Duvall, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2022.

The Estate of Brenda Sue Hudson Duvall

Walter Duvall (SEAL)
Walter Duvall, Co-Administrator

_____(SEAL)
Michael Duvall, Co-Administrator

STATE OF Tennessee
COUNTY OF Campbell

On this 11th day of February, 2022, before me personally appeared Walter Duvall, Co-Administrator of The Estate of Brenda Sue Hudson Duvall, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

LINDA B. HODGES
NOTARY PUBLIC
STATE OF TENNESSEE
CAMPBELL COUNTY

Linda B. Hodges
Notary Signature
My commission expires: 06/06/2023

STATE OF _____
COUNTY OF _____

On this 11th day of February, 2022, before me personally appeared Walter Duvall, Co-Administrator of The Estate of Brenda Sue Hudson Duvall, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $343,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of February, 2022.

Notary Signature
My commission expires: 1-6-2024



Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 February 11, 2022.

Storey Carver
Affiant Signature

2/11/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of February 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

