Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-222

Karen Johnson Davidson County
Batch# 828680 DEEDWARR
03/25/2022 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,168.11
20220325-0034812

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Muhammad Ajmal and Sarwat Ajmal 5172 Remington Dr. Brentwood, TN 37027	NEW OWNER	142-13-0A-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard Douglass Winger, Successor Trustee of The Susan J. Moore Living Trust established on November 11, 1996

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Muhammad Ajmal and Sarwat Ajmal, 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, Tennessee, being Lot No. 56 on the Plan of Phase I and Boundary Plat of Riverside, a Planned Unit Development, of record in Book 6900, pages 490-492 and Revised in Book 6900, Page 784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete description thereof.

Being the same property conveyed to Susan J. Moore, Unmarried by Warranty deed from Barney L. Fournerat and Sandra K. Fournerat of record in Instrument No. 20031024-0157392 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 24, 2003.

Being the same property conveyed to Susan Joy Moore, Trustee, under the Susan Joy Moore Living Trust dated November 11, 1996 by Quitclaim deed from Susan J. Moore of record in Instrument No. 20031024-0157394 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 24, 2003.

Being the same property conveyed to Susan Joy Moore by Quit Claim Deed from Susan Joy Moore, Trustee for the Susan Joy Moore Living Trust of record in Instrument No. 20040510-0053393 Register's Office for Davidson County, Tennessee, dated April 26, 2004 and recorded on May 10, 2004.

Being the same property conveyed to Susan J. Moore, Trustee of the Susan J. Moore Living Trust established on November 11, 1996 by Quitclaim deed from Susan J. Moore of record in Instrument No. 20050614-0067995 Register's Office for Davidson County, Tennessee, dated June 03, 2005 and recorded on June 14, 2005. The said Susan J. Moore died on or about 10/15/21 and in accordance with the terms of the Susan J. Moore Living

died on or about 10/15/21 and in accordance with the terms of the Susan J. Moore Living Trust established on November 11, 1996, Richard Douglass Winger became the acting Successor Trustee of the Susan J. Moore Living Trust established on November 11, 1996

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 208 Northridge Circle, Nashville, TN 37221

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 so 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.

Dated this the 24th day of February, 2022.

The Susan J. Moore Living Trust established on November 11, 1996

By: Richard Douglass Winger
Richard Douglass Winger, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Alameda

On this 24th day of February, 2022, before me personally appeared Richard Douglass Winger, Successor Trustee of The Susan J. Moore Living Trust established on November 11, 1996, 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 24th day of February, 2022.

Nimisha H Barot
Notary Signature
My commission expires: 12/13/23.

NIMISHA H. BAROT
COMMISSION #2315475
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMMISSION EXPIRES
DECEMBER 13, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda }

On 2/24/22 (Date) before me, Nimisha H. Barot, Notary Public (insert name and title of the officer)

personally appeared Richard Douglass Winger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NIMISHA H. BAROT
COMMISSION #2315475
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMMISSION EXPIRES
DECEMBER 13, 2023

WITNESS my hand and official seal.

Nimisha H Barot
Signature (Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

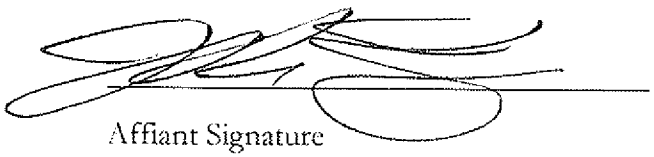
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Other Information: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 2|24|22.



Affiant Signature

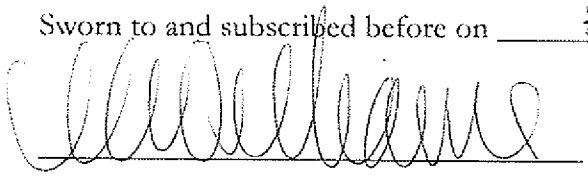
3|17|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3|17|22.



Notary Public

My Commission Expires: 5.23.23

