WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF IL, 2022.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 840401 DEEDWARR
04/18/2022 10:11:00 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20220418-0044038

O-ERS-22-408

~~Prepared by:~~
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Jay Margules	NEW OWNER	
(NAME)	(NAME)	**180-03-0A-053.00-CO**
408 Holt Creek Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **AMEEN AADIL AND WIFE, SHARON AADIL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JAY MARGULES,*** 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 2A, Stone Creek Park, a Planned Unit Development, as of record in Plat Book 9700, Page 669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ameen Aadil and wife, Sharon Aadil by Warranty deed from Zaring Homes, Inc of record in Instrument No. 20000128-0009219 Register's Office for Davidson County, Tennessee, dated January 19, 2000 and recorded on January 28, 2000.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 669, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary of record in Book 9700, page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, page 365, Book 10953, page 804, amended in Instrument No. 20010719-0076875 and Instrument Number 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Water Use Agreement in Book 6068, Page 119, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 10951, Page 704, Register's Office for Davidson County, Tennessee.
- Easement for encroachment in Book 10487, Page 632, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of Stone Creek Park Amenity Center of record in Book 9700, page 652, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of open space or common area to HOA Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Holt Creek Court, Nashville, Tennessee 37211**.

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 14 DAY OF APRIL, 2022.

Ameen Aadil

Sharon Aadil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212