Karen Johnson Davidson County
Batch# 862068 DEEDWARR
05/24/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220524-0060305

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227014

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$555,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of May, 2022.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

THIS INDENTURE, made this 12 day of May, 2022, among:

JAMIL A. HOSSAIN AND NAUSHEEN KARIM, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

FAE MACCHESNEY JENCKS, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit "B" on the plan of 5306 Georgia Avenue Condominiums as established by the Master Deed recorded as instrument number 20070420-0047446, and amended in Instrument No. 20080702-0068581, Register's Office for Davidson County, Tennessee. Reference is made to the "Exhibit A" to the said Master Deed for the Plot Plan for said Unit "B".

Being the same property conveyed to Jamil A. Hossain and Nausheen Karim, husband and wife by Warranty deed from Rebekah Bruce Nesbitt, unmarried of record in Instrument No. 20160209-0012370 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 09, 2016.

Being also known as 5306 A Georgia Ave #A Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jamil A. Hossain

Nausheen Karim

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jamil A. Hossain and Nausheen Karim**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of May, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Fae MacChesney Jencks
Address: 5306 A Georgia Ave #A
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: FAE MACCHESNEY JENCKS
Address: 5306 A GEORGIA AVE.
City, State, Zip: NASHVILLE TN 37209

Tax ID: 091-11-0A-002.00-CO

Certificate of Authenticity

I, Allison Taylor, 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 MAY 12, 2022.

Date

Affiant Signature

5/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of May, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)