Karen Johnson Davidson County
Batch# 869666 DEEDWARR
06/10/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220610-0066542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0735-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haroun A. Naeem	Ally Bank	091-10-0M-004.00-CO
(NAME)	(NAME)	
605 Snyder Avenue	PO Box 650094	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MORGAN SKYLAR DROKE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROUN A. NAEEM, A SINGLE PERSON,** 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 Unit D, on the Plan of Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161122-0123201 as amended by The First Amendment To The Declaration of Covenants,Conditions and Restictions for Robertson Avenue Townhomes A Horizontal Property Regime with Private Elements of record in Instrument No. 20171229-0132412, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Morgan Skylar Droke, single man by Warranty deed from Andrew Bowden of record in Instrument No. 20201102-0127683 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 02, 2020.

This is:
unimproved ☐
improved ☒ property, known as 605 Snyder Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 31st day of May, 2022.

Morgan Skylar Droke

State of Tennessee
County of Davidson

On this 31st day of May, 2022, before me personally appeared Morgan Skylar Droke, 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 (or person's) free act and deed.

Witness my hand at office, this 31st day of May, 2022.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 31, 2022 (date of document).

Affiant Signature

May 31st, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY