This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-17717-SL

Karen Johnson Davidson County
Batch# 880529 DEEDWARR
06/29/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20220629-0075079

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Manpreet Bindra and Jasminder Bindra 5515 Country Drive Unit 27 Nashville, TN 37211	New Owners	162 05 0C 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lutfallah Alulufi, a married man and Shaker Ali Hukais, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Manpreet Bindra, unmarried and Jasminder Bindra, a married, as tenants in common with right of survivorship**, hereinafter called the **Grantee(s)**, his/her/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 Townhouse No. 27, on the plan of Hickory Valley Condominiums, as established by the Master Deed of record in Book 4521, Page 574; as amended in Book 8466, Page 263; Book 10597, Page 675; as re-recorded in Book 10645, Page 743, as Clarification of Master Deed recorded in Book 5001, Page 394, and as shown by plat of record in Book 4460, Page 27, 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 Lutfallah Alulufi and Shaker Ali Hukais, by Warranty Deed from Shelby Jean Moore, unmarried of record in Instrument No. 20201029-0125639, in the Register's Office of Davidson County, Tennessee, dated October 26, 2020 and recorded on October 29, 2020.

Being the same property conveyed to Shelby Jean Moore, unmarried, by Warranty Deed from Judith S. Ayers, unmarried, of record in Book 6480, Page 377; as corrected in Book 8453, Page 830, in the Register's Office of Davidson County, Tennessee, dated January 17, 1985 and recorded on January 24, 1985.

This is improved property located at: **5515 Country Drive, Unit 27, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2022.

GRANTOR:

Lutfallah Alulufi

Shaker Ali Hukais

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lutfallah Alulufi and Shaker Ali Hukais, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2022.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202206290075079

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-21-22.

Affiant Signature

6-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY