Karen Johnson Davidson County
Batch# 895786 DEEDWARR
07/29/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220729-0086356

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 2022.

Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

2022-351

Address of New Owner:	Send Tax Bills to:	Tax Information:
Foyaz Ahmed and Shadia Uma	New Owner	
508 Elaine Drive		133 13 0 114.00
Nashville, TN, 37211		

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, we

Stephanie Haynes, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Foyaz Ahmed and Shadia Uma, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Jon B. Wilson, Jr., married to Stephanie Haynes, an unmarried woman, recorded February 21, 2012, as Instrument No. 20120221-0014788 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **508 Elaine Drive, Nashville, TN 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 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 25th day of July, 2022.

Stephanie Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Haynes, 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 at Nashville, Tennessee, this 25th day of July, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026



Tennessee Certification of Electronic Document

I, Connie 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 7/25/22 (date of document).

Affiant Signature

7/28/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212