BOX 10-A

Karen Johnson Davidson County
Batch# 896445 DEEDWARR
08/01/2022 09:39:43 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20220801-0086993

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Ashfaq Memon and Ayman Sader | New owner | 09108030800 |
| (NAME) | (NAME) | |
| 4010 Clifton Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Jerrell D. Rawls and Penny Rawls, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ashfaq Memon, married and Ayman Sader, married as tenants in common**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 in Block F in the Bransford Realty Savings Bank and Trust Company's Subdivision of Lot No. 19 on the Plat of Clifton and being a

re-subdivision of parts of Lot Nos. 13 and I 9 and other lots in Clifton, of record in Book 421, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerrell D. Rawls and Penny Rawls, husband and wife, by Quitclaim Deed from Jerrell D. Rawls, a single man, of record in Instrument No. 20080502-0044877, in the Register's Office of Davidson County, Tennessee, dated April 25, 2008 and recorded on April 02, 2008.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 4010 Clifton 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.

Effective the 29th day of July, 2022.

Jerrell D. Rawls

Penny Rawls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2022, before me personally appeared Jerrell D. Rawls and Penny Rawls, 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.

Notary Public

My Commission Expires: 6.27.26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

File No.: 2022-0281
Warranty Deed TN