WARRANTY DEED

Karen Johnson Davidson County
Batch# 899182 DEEDWARR
08/04/2022 04:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20220804-0089034

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
Akash Meshram and Pratiksha Walde	American Pacific Mortgage Corporation	Parcel ID: 187 09 0A 296.00
(NAME)	(NAME)	
1321 Duns Lane	3000 Lava Ridge Ct Ste 200	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Durre S. Hasan and Jamal Naqvi, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Akash Meshram and wife, Pratiksha Walde,** 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 Lot No. 296 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 Durre S. Hasan and Jamal Naqvi, wife and husband from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 20, 2019 and recorded on December 20, 2019 in Instrument No. 20191220-0131792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1321 Duns Lane, Nolensville, TN 37135

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 3rd day of August, 2022

Durre S. Hasan

Jamal Naqvi

STATE OF

COUNTY OF PLEASE SEE ATTACHED

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Durre S. Hasan and Jamal Naqvi, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2022.

See attached

Notary Public

My Commission Expires:

(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 3rd day of August, 2022, by Durre S. Hasan and Jamal Naqvi, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KIMIKO MARTIN
COMM. #2354610
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 16, 2025

(Seal)

Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 3, 2022 before me, Kimiko Martin, Notary Public
(insert name and title of the officer)

personally appeared Durre S. Hasan and Jamal Naqvi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KIMIKO MARTIN
COMM. #2354610
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 16, 2025

Signature _____ (Seal)

I, Sheri Engel, 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 this 3rd day of August, 2022

Sheri Engel

Dated 8/4/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of August, 2022

My commission expires: 11-14-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY