Name and Address of New Owner:
Pamela Strange and Joe Strange
2105 Courtney Avenue
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 908553 DEEDWARR
08/26/2022 10:20:24 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220826-0096445

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 069120036C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Irfan U. Sayyed, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pamela Strange and Joe Strange, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No.15 on the Plan of Brattonview Subdivision, at Bordeaux, Tennessee, not of record, described according to a survey made by George W. Watkins, Surveyor, June 14, 1951, as follows:

Beginning at a point on the Northwesterly margin of Courtney Avenue 93.7 feet Northeasterly from the Southwest corner of said Lot No. 15; thence with the Northwesterly margin of said Courtney Avenue Northeastwardly 87.3 feet to the corner of lot Nos. 15 and 16; thence with the line between said two lots Northwestwardly 109 feet; thence South 51 degrees 15 minutes West 68.7 feet; thence Soulheast-wardly 129 feet (erroneously stated as 29 feet on prior deed), more or less, to the beginning.

Being the same property conveyed to Irfan U. Sayyed, married by Warranty Deed from Hensley Group, LLC, a Tennessee limited liability company dated April 23rd 2020 and recorded April 24th 2020 of record in Instrument No. 20200424-0043453, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2105 Courtney Avenue, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2022.

_____(SEAL)
Irfan U. Sayyed

_____(SEAL)
FNU Samreen Begum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2022, before me personally appeared **Irfan U. Sayyed and FNU Samreen Begum**, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2022.

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

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2022.

_____
Notary Signature
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD