Karen Johnson Davidson County
Batch# 908973 DEEDWARR
08/26/2022 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20220826-0096680

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Irfan Uddin Sayyed 412 Eagle Ridge Nashville, TN 37221	Same as the Owner	080-12-0-085

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, **Honky Tonk Homes LLC GP, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ifran Uddin Sayyed and FNU Samreen Begum, husband and wife.**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Bordeaux Hills Addition Plan of record in Plat Book 4460, Page 9, 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 Benny Fisher, and wife, Theresa L. Fisher by Warranty deed from William D. Waters and Shirley A. Waters of record in Book 5303, page 577, Register's Office for Davidson County, Tennessee, dated June 23, 1978 and recorded on June 27, 1978.

Being the same property conveyed to Zbigniew Szymaszek by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20101029-0086701 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 29, 2010.

Being the same property conveyed to Honky Tonk Homes LLC GP by Warranty deed from Zbigniew Szymaszek of record in Instrument No. 20220822-0094654 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August August 22, 2022.

For informational purposes only:
Being known as: 3247 Viking Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 22nd day of August, 2022.

Honky Tonk Homes LLC GP, a Tennessee Limited Liability Company

By: _____(SEAL)
Marcus Kurth, Member

By: _____(SEAL)
Logan Fletcher, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kendra Teasley of the state and county mentioned, personally appeared Marcus Kurth and Logan Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Honky Tonk Homes LLC GP, the within named bargainor, a Limited Liability Company, and that such Marcus Kurth and Logan Fletcher as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, this 22nd day of August, 2022.

Kendra D Teasley
Notary Signature

Printed Name: Kendra D. Teasley

My commission expires: 1/11/2026

KENDRA D. TEARLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 3/22/26
File No. 2022-1173

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

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 8/22/22 (date of document).

Affiant Signature

8/26/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 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