WARRANTY DEED

Karen Johnson Davidson County
Batch# 931181 DEEDWARR
10/18/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20221018-0113820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dilsher Nawaz and Samia Nawaz	NEW OWNER	15515004400
(NAME)	(NAME)	
8228 Spring Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thirty Thousand And No/100 Dollars ($730,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRACY D. HARP, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DILSHER NAWAZ AND SAMIA NAWAZ, HUSBAND AND WIFE**, 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. 11 on the Plan of the First Revision of McCrory Heights as of record in Plat Book 9700, Page 162, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more and complete accurate description.

Being the same property conveyed to Tracy D. Harp, individually, by Quitclaim Deed from Tracy D. Harp, Alternate Successor Trustee, V. Ray and Pearl A. Harp Trust, including the V. Ray and Pearl A. Harp Trust No. 2, dated March 1, 1996, and Tracy D. Harp, individually, of record in Instrument No. 20170810-0081781, in the Register's Office of Davidson County, Tennessee, dated August 8, 2017 and recorded on August 10, 2017.

unimproved ☐
This is improved ☒ property, known as 8228 Spring Ridge Drive, Nashville, TN 37221
(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.

Witness our hands this 7th day of October, 2022.

Tracy D. Harp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2022, before me personally appeared Tracy D. Harp, 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: 6/21/26



Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 10/14/22 (date of document).

Jill Swicegood
Affiant Signature

10/18/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of October, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY