THIS INSTRUMENT PREPARED BY AND RETURN TO:
James D. R. Roberts
Creditor law Center
P. O. Box 641
Dickson, Tennessee 237056
615-242.2002

Karen Johnson Davidson County
Batch# 932903 AFFIDAVIT
10/24/2022 08:47:22 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221024-0115077

NOTICE OF LAND FRAUD, FRAUDULENT TRANSFER / TRANSFER FOR NO CONSIDERATION

Notice that the Warranty Deed recorded on October 14, 2022, with instrument No **20221014-0112758** is fraudulent and was procured by fraud and deception. In addition, no consideration was paid for the transfer. A lawsuit in the Davidson County Chancery Court is being contemporaneously filed.

William B. Young has not transferred any interest in the real estate below to **Mustafa Jasfar** and/or **Hussein Adnam** and the Warranty Deed purporting to do the same is fraudulent and procured by fraud.

The real property at issue real property located at **2819 LEBANON PIKE, NASHVILLE, TENNESSEE 37214**, of record of transfer by Quit Claim Deed (Book 5996, Page 889), and further described as:

> A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land Associates, Inc.
>
> Beginning at an iron pin in the Northeasterly corner of the R. J. Baltz Jr., property at the South right of way of Lebanon Pike; thence South 69 degrees 38 minutes 00 seconds East 32.00 feet to an iron pin found ' thence South 05 degrees 12 minutes 00 seconds West 209.00 feet to an iron pin found. thence North 69 degrees 38 minutes 00 seconds West 82.00 feet to a broken concrete monument ' thence North 05 degrees 12 minutes 00 seconds East 209.00 feet to an iron pin (formerly a hub and tack found) and the point of beginning.

That all prospective purchasers are on constructive notice as of the date and time of recording the Seller was defrauded, that he did not sell the above-referenced property, and no consideration was tendered.

And further the affiant saith not.

Signature: _____

Print Name: _____

BEVERLY J KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Young, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of October 2022.

Beverly J Kindall
Notary Public

My Commission Expires: 05/07/2024