Karen Johnson Davidson County
Batch# 972832 DEEDWARR
02/22/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,589.89
20230222-0012330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,700.00

Paula J. Martin Co-Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 1/26/26
(AFFIX SEAL)

ANITA L. PARKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. EM-22-2774

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOA Real Estate Trust	Paula J. Martin	
(NAME)	(NAME)	
4487 Post Place, 170	10370 Rio Lindo	103-15-0B-170.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Delray Beach, FL 33446	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Imtiaz Ahmed, Trustee of Imtiaz Ahmed Revocable Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOA Real Estate Trust**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 170, of Lion's Head Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.

Being the same property conveyed to Imtiaz Ahmed, a married man by Warranty deed from Alan Craig Alsup and Peggy S. Alsup, husband and wife of record in Instrument No. 20141103-0101312 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on November 3, 2014.

Being the same property conveyed to Imtiaz Ahmed, Trustee of the Imtiaz Ahmed 11/06/2020 Revocable Trust by Warranty deed from Imtiaz Ahmed, a married man of record in Instrument No. 20201110-0132804 Register's Office for Davidson County, Tennessee, dated November 6, 2020 and recorded on November 10, 2020.

This is property more commonly known as 4487 Post Place, 170, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of November, 2022.

Imtiaz Ahmed Revocable Trust

By: Imtiaz Ahmed
Imtiaz Ahmed, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2022, before me personally appeared Imtiaz Ahmed, Trustee of Imtiaz Ahmed Revocable Trust, 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 30th day of November, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, Emily Manno, 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 **11/30/22**.

Date

Affiant Signature

11/30/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **Nov.**, 20**22**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026