Name and Address of New Owner:
Samuel Metzger
116 Highland Villa Drive
Nashville, TN 37211

Send Tax Bills To:
Samuel Metzger

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-14-0B-116-00

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 978198 DEEDWARR
03/08/2023 10:48:29 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20230308-0016667

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, **Gulrez Tahir Mahmood, and Parkha Khan Mahmood, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samuel Metzger, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 116 ON THE PLAN OF HIGHLAND VILLA CONDOMINIUMS, ITS HORIZONTAL PROPERTY REGIME HAVING BEEN ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 7278, PAGE 312, AS AMENDED IN BOOK 7347, PAGE 717, BOOK 7532, PAGE 630, BOOK 7467, PAGE 850, BOOK 7470, PAGE 152, BOOK 7600, PAGE 361, BOOK 8173, PAGE 84, BOOK 8199, PAGE 149 AND BOOK 8765, PAGE 610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAN OF HIGHLAND VILLA CONDOMINIUM, AS OF RECORD IN BOOK 6200, PAGE 473, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO GULREZ TAHIR MAHMOOD AND PARKHA MAHMOOD, HUSBAND AND WIFE BY DEED DATED JUNE 29, 2020 FROM WILLIAM BOYCE, RECORDED IN INSTRUMENT NO. 20200702-0071666 IN THE REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BOYCE BY WARRANTY DEED IN THE AMOUNT OF $188,000.00 FROM PATRICK BROCTON PARKS AND WIFE, LEANNE A. PARKS, RECORDED ON SEPTEMBER 11, 1998, OF RECORD IN BOOK 11108, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 116 HIGHLAND VILLA DR., NASHVILLE, TN 37211.

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 6th day of March, 2023.

_____(SEAL)
Gulrez Tahir Mahmood

_____(SEAL)
Parkha Khan Mahmood

STATE OF Louisiana
COUNTY OF East Baton Rouge

On this 6th day of March, 2023, before me personally appeared Gulrez Tahir Mahmood and Parkha Khan Mahmood, 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 6th day of March, 2023.

Kelly K. Walters

Notary Signature Kelly K. Walters #167436
My commission expires: At death

KELLY K. WALTERS NOTARY PUBLIC STATE OF LOUISIANA COMMISSIONED FOR LIFE NOTARY ID NO. 167436 LIVINGSTON PARISH, LA

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

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 $343,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katie Bradley
(Affiant)

Sworn to and subscribed before me this 6th day of March, 2023.

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My commission expires:
File No. 2023-5700-MA