This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 990427 DEEDWARR
04/11/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230411-0026217

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $320,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day March 2023.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Babar Shah
504 Sands Court
Antioch, TN 37013

SEND TAX BILLS TO:
Babar Shah
504 Sands Court
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 15010026900

WARRANTY DEED
23NT00260

Effective the 28th Day of March 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joseph F. Mazzaferro and Frances E. Mazzaferro, Trustees of The Joe and Fran Mazzaferro Trust dated July 10, 2002

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Babar Shah, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of 1st Revision to Stonebridge recorded in Plat Book 9700, Page 224, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to Joseph F. Mazzaferro and Frances E. Mazzaferro, Trustees of The Joe and Fran Mazzaferro Trust dated July 10, 2002 by Quit Claim Deed from Joseph F. Mazzaferro and Frances E. Mazzaferro aka Frances C. Mazzaferro, his wife, dated 07/10/2002 recorded 01/14/2003 in Book NA, Page NA, as Document Number 20030114-0005770, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 504 Sands Ct, Antioch, TN 37013-1265

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of March, 2023.

Joseph F. Mazzaferro, Trustee

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joseph F. Mazzaferro with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trustee of The Joe and Fran Mazzaferro Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Joseph F. Mazzaferro, as such Trustee.

Witness my hand and official seal at office, this 28th day of March, 2023.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Frances E. Mazzaferro, Trustee

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Frances E. Mazzaferro with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trustee of The Joe and Fran Mazzaferro Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Frances E. Mazzaferro, as such Trustee.

Witness my hand and official seal at office, this 28 day of March, 2023.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3/28/23 (date of document).

Affiant Signature

4/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of April, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025