Karen Johnson Davidson County
Batch# 994650 DEEDWARR
04/20/2023 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20230420-0029301

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36568-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ghulamjan Mirzajan Mirzai 408 Enclave Court Brentwood, TN 37027	New Owner	16100027000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Bijoy John and Umasankar Ramadoss** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Ghulamjan Mirzajan Mirzai** (hereinafter referred to as the "**Grantee**"), his heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot 1 Maple Ridge of record in Plat Book 8250 Page 187, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bijoy John, married, and Umasankar Ramadoss, married, by Warranty Deed dated March 10, 2017 from Fariborz Akbari and David Ashkzari, of record in Instrument No. 20170313-0024210, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the property conveyed to the State of Tennessee by Deed, of record in Instrument No. 20171229-0132272, Register's Office for Davidson County, Tennessee.

TRACT B

Appurtenant rights of ingress, egress and access benefitting the subject property, as set out in Easements, of record in Book 8941 Page 180, and in Book 8384 Page 291, Register's Office for Davidson County, Tennessee.

Tax Map ID Number: 16100027000 (Part of Lot 3)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of April, 2023.

Bijoy John

Umasankar Ramadoss by Bijoy John his Attorney-in-Fact

Umasankar Ramadoss by Bijoy John his
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bijoy John, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of April, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bijoy John, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Umasankar Ramadoss, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Umasankar Ramadoss for the purpose therein contained, by signing the name of Umasankar Ramadoss by himself as Attorney-in-Fact.

WITNESS my hand, at office this 20th day of April, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me this
20 day of April, 2023.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 16100027000. Current year taxes have been prorated at closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 8250 Page 187, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement for Highway Purposes to the State of Tennessee, of record in Book 4018 Page 600, said Register's Office.

4. Easement Agreement, of record in Book 8384 Page 291, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 8506 Page 675, said Register's Office.

6. Easement, of record in Book 8941 Page 180, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenance of record in Instrument No. 20190422-0036744, said Register's Office.

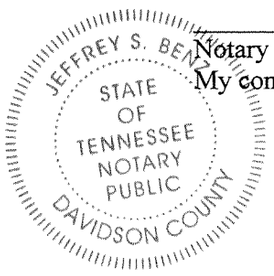
8. All matters as shown on the ALTA/NSPS Land Title Survey of 5835 Nolensville Pike by Southern Precision Land Surveying Inc., Brian A. McCain, TN R.L.S. #2256, dated April 14, 2023 as Project No. 23-2673, including without limitation any easements or installations which may encroach or obstruct the access easement area, including those depicted on the Survey within the area labeled "Asphalt Parking Lot" on the eastern portion of Lot 1.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 April 20, 2023.

John T. Cook, Esq.
Date: April 20, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 20, 2023.



Notary Public
My commission expires: July 3, 2023