WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24th day of April, 2023, by and among **HUSSAIN CHAGANI** and wife, **ZOHRA CHAGANI**, collectively referred to as Party of the First Part, and **VEDAT OZTURK**, referred to as Party of the Second Part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Party of the First Part has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part, all of the Party of the First Part's right, title and interest in and to the following described real estate, situated, lying and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1-A on the Horizonal Property Regime for Scotts Hollow Condominiums, Phase I, Section II, as recorded in the Master Deed of record in Instrument Number 20030829-0125456, as amended in Instrument No. 20110516-0037426 and as shown on plat of record in Plat Book 8250, Page 241, which was amended in Instrument No. 20070423-0048064, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed.

BEING THE SAME PROPERTY previously conveyed to the Grantor by Quit Claim Deed recorded as Instrument No. 20230413-9927201 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Party of the Second Part, its successors and assigns in fee simple forever.

And the said Party of the First Part does hereby covenant with the said Party of the Second Part that they are lawfully seized in fee of the afore-described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for the following to which the Party of the Second Part takes subject thereto, (a) the lien for 2023 real property taxes not yet due and payable, (b) that certain Master Deed for Scotts Hollow Condominiums recorded in Instrument No. 20110516-0037426 and as shown on plat of record in Plat Book 8250, Page 241, which was amended in Instrument No. 20070423-0048064, (c) any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises, (d) any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land, (e) liens, encumbrances, or claims thereof, which are not shown by the public record; (f) Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20050303-0023546; (g) Easement & Ingress/Egress in Book 10506, Page 591, and (i) easement for construction reserved in Book 9544, Page 170, all in said Davidson County Register's Office and that title and quiet possession thereto the Party of the First Part will warrant and forever defend against the lawful claims of all persons.

The above-described property is being conveyed in its **"AS IS"** condition without any warranties as to such condition and without any warranty or representation made as to any information, certification, guarantee, or comment of any kind regarding where the subject property lies within any "flood map", "flood zone" or the like maintained by The Army Corp of Engineers, the Federal Emergency Management Agency, or any other person, body or agency.

WITNESS the signature of the said Party of the First Part the day and year first above written.

HUSSAIN CHAGANI

ZOHRA CHAGANI

Karen Johnson Davidson County
Batch# 995978 DEEDWARR
04/25/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230425-0030446

Acknowledgement

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILSON

On this 24th day of April, 2023, before me personally appeared HUSSAIN CHAGANI and ZOHRA CHAGANI, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

NOTARY PUBLIC

ASHLEY MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12/1/25

Valuation Oath

STATE OF TENNESSEE
COUNTY OF WILSON

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of April, 2023.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

My commission expires:_____

****

Property address: 4961 Lebanon Pike, Old Hickory, Tennessee 37138

Map & Parcel: 065 13 0A 001.00

Name and address of property owner:
VEDAT OZTURK
60 Short Drive Mount Juliet
TN 37122

Send tax bills to:

SAME/Owner

Prepared by:
Mark J. Grai, Attorney at Law
The Winchester Law Firm, PLLC
6060 Poplar Avenue, Suite 295
Memphis, Tennessee 38119
Tel: (901)685-9222
Fax: (901)685-9260
Direct email: mgrai @winchesterlawfirm.com

After recording, please return to:
Escrow Services of TN, LLC
810 Crescent Centre Dr #110
~~Brentwood~~ Franklin, TN 37067

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/24/2023 (date of document).

Date: 4/25/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 25th day of April, 2023.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____