This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238078

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$218,200.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5 day of May, 2023.

Notary Public
My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1001990 DEEDWARR
05/11/2023 08:53:30 AM 9 pgs
Fees: $48.00 Taxes: $807.34
20230511-0035088

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2023, among:

HEIRS AT LAW JAMES E. HOLLAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NADER ESHAK WASIF

a Texas limited liability company, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Addition to Greenwood Hills, Section 3, as of record in Plat Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James E. Holland and wife, Patricia A. Holland by deed from Fox Ridge Homes, Inc., dated December 21, 1982, of record in Book 5983, page 888, Register's Office for Davidson County, Tennessee. The said Patricia A. Holland having since died on September 23, 2018, leaving James E. Holland as surviving tenant by the entirety. The said James E. Holland having since died intestate on May 6, 2021 and pursuant to Affidavit of Heirship of record in Instrument No. ___*_____, said Register's Office, his heirs at law being Bobby Holland, Brenda Biggs, Donna Wilson and Thomas Holland. The said Thomas Holland have died intestate on August 12, 2022 leaving wife Brenda Holland and children Cynthia Lecomte and Thomas Edwin Holland, Jr. and pursuant to Affidavit of Heirship of record in Instrument No. ________, said Register's Office.**

** 202305110035087

* 202305110035086

Being also known as 816 Reischa Court, Nashville, TN 37211

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thomas Edwin Holland Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thomas Edwin Holland Jr., Heirs at Law James E. Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of March 2023.

Notary Public
My Commission Expires: 3-9-27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Cynthia Lecomte

Cynthia Lecomte

State of Tennessee
County of Tennessee Cheatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Cynthia Lecomte Heirs at Law James E. Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of March 2023.

Christina Green

Notary Public
My Commission Expires: June 11, 2023



IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Donna Wilson

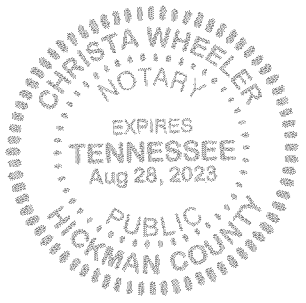
Donna Wilson

State of Tennessee
County of Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donna Wilson , Heirs at Law James E. Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March 2023.

Christa Wheeler
Notary Public
My Commission Expires: 08-28-2023



IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brenda Holland

State of MS
County of Lawrence

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brenda Holland Heirs at Law James E. Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of March 2023.

Notary Public
My Commission Expires: June 1, 2025

STATE OF MISSISSIPPI
BONNIE LITTLE
NOTARY PUBLIC
Lawrence County
Commission Expires
June 1, 2025
COMMISSION NUMBER 291260

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brenda Biggs

Brenda Biggs

State of Tennessee
County of Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brenda Biggs, Heirs at Law James E. Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1ST day of May , 2023

Bryan Gross

Notary Public
My Commission Expires: July 12, 2026

BRYAN JACOB GROSS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 7-12-2026

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bobby Holland

Bobby Holland

State of Tennessee
County of Williamsion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bobby Holland, as Heirs at Law James E. Holland and Administrator, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of March, 2023.

Notary Public
My Commission Expires: 3-9-27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: **Nader Eshak Wasif**
Address: 816 Reischa Court
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: **Nader Eshak Wasif**
Address: **5720 Chadwick Lane**
City, State, Zip: **Brentwood, TN 37027**

Tax ID: 133-08-086

Certificate of Authenticity

I, Nick Harris, 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 May 5, 2023.



Affiant Signature

5/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of May, 2023.



Notary's Signature

My Commission Expires: _____

Date

