(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444373**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires: 3/9/2027

John M. Williams
State of Tennessee Notary Public
Davidson County

Karen Johnson Davidson County
Batch# 1006971 DEEDWARR
05/24/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230524-0039087

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephanie Nizam and Aaron Nizam 4416 Scenic Drive Nashville TN 37204	~~New Owner~~ First Bank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No. 131-12-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron Shaver and Ciara Shaver, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephanie Nizam and Aaron Nizam, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) "B" , as shown on the map entitled Plat Showing Lots A,B,C & D on Scenic Drive, of record in Plat Book 2083, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AARON SHAVER AND CIARA SHAVER, HUSBAND AND WIFE, by deed from WESLEY BENTON OWEN AND WIFE, MARGARET ANN OWEN, of record in Instrument No. 20150710-0067405 , dated July 9, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 131-12-0-070.00.

Matters shown on the Plan of record in Plat Book 2083, page 8, said Register's Office.

This is improved property located at 4416 Scenic Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2023.

Aaron Shaver

Ciara Shaver by Aaron Shaver, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Shaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ciara Shaver and that he is authorized by Ciara Shaver to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of May, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 23rd, 2023.

Affiant
Date: 5/23/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of May, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY