Karen Johnson Davidson County
Batch# 1009162 DEEDWARR
05/30/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230530-0040721

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 30th day of May, 2023.

Notary Public
My commission expires: 8-20-2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sana Gilani and Asra Gilani	Legacy Home Loans	155-16-0A-137-00
5805 Deer Estates Dr	1036 Stedman Dr Ste 6	
Nashville, TN 37221	White House, TN 37188	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Braden Hestermann and Alissa Hestermann, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sana Gilani, an unmarried woman and Asra Gilani, an unmarried woman, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 172, Traceside, Section Five, as shown on the plat of record in Plat Book 9700 Page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Braden Hestermann and Alissa Hestermann, husband and wife, by deed from Lowell T. Gorman and Jaimie R. Gorman of record in Instrument No. 20210601-0072638, Register's Office for Davidson County, Tennessee, and dated May 27, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Tracesdie of record in Plat Book 9700 Page 269 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 9435, Page 493, Book 9677 Page 675, and Book 9956 Page 22 in the official records of the Davidson County Register of Deeds.

4. Charter of Traceside Homeowners Association of record in Book 9668 Page 894 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5805 Deer Estates Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of May, 2023.

Braden Hestermann

Alissa Hestermann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2023, before me personally appeared Braden Hestermann and Alissa Hestermann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 30th day of May, 2023.

Affiant Signature
Date 05/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

