Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544804

Karen Johnson Davidson County
Batch# 1021285 **DEEDWARR**
06/30/2023 12 03 55 PM 2 pgs
Fees $13 00 Taxes $629 00

20230630-0050140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2023.

Notary Public
My Commission Expires. _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mohammad Amirul Islam 108 Cambridge Close Antioch, TN 37013	New Owner	Tax Parcel ID No. 162 06 0 229.00

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, **Ted Aswapanitpant aka Chaitep Aswapanitpant, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mohammad Amirul Islam**, ("Grantees"), its 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 No. 3 on the Plan of Valley Green of record in Book 4460, Pages 96 and 97, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ted Aswapanitpant (Ted Aswapanitpant also known as Chaitep Aswapanitpant), by Warranty Deed from Roy M. Neel and wife, Suzanne Pickering Neel, of record in Book 6868, Page 337, in the Register's Office of Davidson County, Tennessee, dated May 22, 1986 and recorded on May 28, 1986.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Valley Green, as recorded in Book 4460, Pages 96 and 97.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4622, Page 277.

This is improved property located at 179 Old Tusculum Road Antioch TN 37013

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 29th day of June, 2023.

Ted Aswapanitpant aka Chaitep Aswapanitpant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ted Aswapanitpant aka Chaitep Aswapanitpant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 29th day of June, 2023.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024