This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $518,000.00

Affiant

Subscribed and sworn before me this the 7th day of July, 2023

Notary Public
My commission expires 3/25/2025

DEBORAH BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Shoaib Ghulamjan Mirzai 7053 Sugarplum Road Nashville, TN 37211	Primary Residential Mortgage 1480 North 2000 West Salt Lake City UT 84116	181-01-0A 186 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERED NEIL PARKS AND REBECCA TRENA PARKS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHOAIB GHULAMJAN MIRZAI, A MARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 126, Section Five, Sugar Valley, as shown on plat of record in Instrument No 20001204-0118880, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Jered Neil Parks and Rebecca Trena Parks, husband and wife, by Warranty Deed dated 08/21/2014, from Kyle T Batts and Helen F Batts, husband and wife, of record in Instrument No 20140827-0078051, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 7053 Sugarplum Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Karen Johnson Davidson County
Batch# 1024148 **DEEDWARR**
07/10/2023 10 14 54 AM 2 pgs
Fees $13 00 Taxes $1,916 60

20230710-0052412

Witness my hand this the 7th day of July, 2023

Jered Neil Parks

Rebecca Trena Parks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jered Neil Parks and Rebecca Trena Parks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 7th day of July, 2023

My commission expires 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075