Karen Johnson Davidson County
Batch# 1025225 DEEDWARR
07/12/2023 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20230712-0053238

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2023.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohammad Junaid Humayun and Rabya Najeeb, husband and wife	New Owners	10214002800
(NAME)	(NAME)	
933 Bresslyn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($690,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KELLEY L. GLENN AND JAMES A. GLENN, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MOHAMMAD JUNAID HUMAYUN AND RABYA NAJEEB, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Brook Meade, Section 8 of record in Plat Book 2900, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 280 fronts 105 feet on the Southerly side of Bresslyn Road and runs back between lines 444 feet on the Easterly side and 392.2 feet on the Westerly side to a line in the rear measuring 182.1 feet thereon.

Being the same property conveyed to Kelley L. Glenn and James A. Glenn, wife and husband, by deed from Janie Young Cowan F/K/A Elizabeth Jane Young and William G. Cowan, wife and husband, of record in Instrument No. 20211022-0142430, dated October 14, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 134, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3178, Page 62, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 933 Bresslyn Rd., Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 10th day of July, 2023.

Kelley L. Glenn

James A. Glenn

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelley L. Glenn and James A. Glenn, 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, 10th day of July, 2023.

My Commission Expires: 6/8/24

Notary Public

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-10-23.

Affiant Signature

7-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY