WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028584 DEEDWARR
07/20/2023 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,509.60
20230720-0055901

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023.

Katherine B. Smith
Notary Public

KATHERINE B SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
January 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-060493

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anna Adele Bickers	New Owner	
(NAME)	(NAME)	
939 Ashland Place Drive		069-06-0B-044-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS ($408,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IMRAN DOSANI AND WARDAH DOSANI, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA ADELE BICKERS, A SINGLE WOMAN, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 44 of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and amendment recorded in Instrument No(s). 20161021-0111700 and 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville, TN 37075
File No. 6-1642-KS

Being the same property conveyed to Imran Dosani and Wardah Dosani, married to each other by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee limited liability company, dated 04/30/2021, of record in Instrument No. 20210510-0062601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 939 Ashland Place Drive, Nashville, TN 37218
(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 my/our hand(s) this the 18th day of July, 2023

Imran Dosani

WARDAH BY Imran ATTORNEY IN FACT.
Wardah Dosani, by Imran Dosani, Attorney in Fact

STATE OF KENTUCKY
COUNTY OF Hopkins

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Imran Dosani, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2023.

Notary Public

My Commission Expires: 6/25/26

(SEAL)

JERIKA K. THOMAS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP53572
My Commission Expires Jun 25, 2026

STATE OF KENTUCKY
COUNTY OF Hopkins

On this the 18th day of July, 2023, before me personally appeared Imran Dosani to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wardah Dosani and who acknowledged she executed the same as the free act and deed of the said Wardah Dosani.

Witness my hand and official seal, this the 18th day of July, 2023.

Notary Public

My Commission Expires: 6/25/26

(SEAL)

JERIKA K. THOMAS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP53572
My Commission Expires Jun 25, 2026

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 7-18-23.

Kathy Smith
Affiant Signature

7-18-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this July 18, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY