Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1029561 DEEDWARR
07/24/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230724-0056588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2023.

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

2023-251

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jordan Reeve	New owner	
1133 Woodbury Falls Court		128-12-0C-044.00-CO
Nashville, TN, 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Muhamed Brifkani and Sara Haji, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jordan Reeve,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1133 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1, of record in Instrument 200603100028278, as amended in Instrument 200802010010772, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument No. 200502160017693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Muhamed Brifkani and Sara Haji, husband and wife by Warranty deed from Billy Mcintosh and Jennifer L. Mcintosh, husband and wife of record in Instrument No. 20180608-0055188 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 08, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1133 Woodbury Falls Court, 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 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 21st day of July, 2023.

Muhamed Brifkani

Sara Haji

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muhamed Brifkani and Sara Haji, 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 at Nashville, Tennessee, this 21st day of July, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 21, 2023**.

Date

D Hardwick

Affiant Signature

July 21, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026