WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040479 **DEEDWARR**
08/21/2023 11 25 43 AM 2 pgs
Fees $13 00 Taxes $2,645 50

20230821-0064958

Y-P-23-6972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Celika Lieder and Philip Lieder	New Owner	
(NAME)	(NAME)	**180-03-0A.062.00-CO**
6972 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAZYAN RASHEED AND WIFE, NAZERA KHANA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CELIKA LIEDER AND PHILIP LIEDER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 33 on the Plan of Section 2A, Stone Creek Park, R20 Residential P U D of record in Plat Book 9700, Page 669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Bazyan Rasheed and wife, Nazera Khana by Warranty deed from Jan McGowan Wojcicki joined by her spouse Walter Wojcicki of record in Instrument No 20190219-0015039 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 19, 2019

This conveyance is subject to·

- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 669, Register's Office for Davidson County, Tennessee
- All matters shown on the PUD Boundary of record in Book 9700, page 266, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, page 365, Book 10953, page 804, amended in Instrument No 20010719-0076875 and Instrument Number 20020722-0087705, Register's Office for Davidson County, Tennessee
- Water Use Agreement in Book 6068, Page 119, Register's Office for Davidson County, Tennessee
- Charter of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 10951, Page 704, Register's Office for Davidson County, Tennessee
- Easement for encroachment in Book 10487, Page 632, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of Stone Creek Park Amenity Center of record in Book 9700, page 652, Register's Office for Davidson County, Tennessee
- Quitclaim Deed of open space or common area to HOA Instrument No 20040719-0085622, Register's Office for Davidson County, Tennessee
- Easement for Water Mains of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6972 Stone Run Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th DAY OF AUGUST, 2023

Bazyan Rasheed

Nazera Khana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAZYAN RASHEED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAZERA KHANA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of August, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212