THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845448** Karen Johnson Davidson County Batch# 1052848 DEEDWARR 09/21/2023 04:05:30 PM 3 pgs Fees: $18.00 Taxes: $1,979.50 20230921-0074468	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Farhad Kwaga 443 Ezell Pike Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 134 08 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty G. Shore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farhad Kwaga , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 28 on the Plan of Bowood Heights as of record in Plat Book 2331, Page 47, in the 2nd Civil District of said County.

Said Lot No. 28 fronts 322.5 ft. on a broken arc on the W side of Ezell Road and runs back 187.5 ft. on the N side and 359.5 ft. on the W side, said lot being roughly in the shape of a triangle.

Being the same property conveyed to Betty G. Shore, unmarried, by Warranty Deed from Eugene D. Poole, unmarried, of record in Book 7369, Page 852, in the Register's Office of Davidson County, Tennessee, dated September 30, 1987 and recorded on October 02, 1987.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bowood Heights, as recorded in Plat Book 2331, Page(s) 47.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2446, Page 537.

This is improved property located at 443 Ezell Pike Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2023.

Betty G. Shore

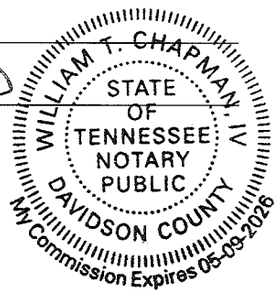
Betty G. Shore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty G. Shore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 9/20/23.

Affiant Signature – Joshua A. Terry

9/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON