Karen Johnson Davidson County
Batch# 1052852 DEEDWARR
09/21/2023 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20230921-0074473

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845574**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $855,000.00 Affiant Subscribed and sworn to before me, this 21st day of September, 2023. Notary Public My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Address New Owner: Heather J. Beshore and Louis Carter Wamp 513 Stonegate Place Brentwood TN 37027	Send Tax Bills To: SWBC Mortgage 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 160-06-0A-003.00 CO

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, **Imran Huda and Shazia Ansari Huda, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heather J. Beshore and Louis Carter Wamp, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Final Plat Stonegate Subdivision, a Residential Planned Unit Development, of record in Plat Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to IMRAN HUDA and SHAZIA ANSARI HUDA, HUSBAND AND WIFE, by deed from JEFFREY LEE HOWARD, TRUSTEE OF THE J. L. HOWARD REVOCABLE LIVING TRUST AKA THE J. L. HOWARD TRUST U/A/D FEBRUARY 6, 2017, of record in Instrument No. 20210319-0036677, dated March 9, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 160-06-0A-003.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 808, said Register's Office.

Matters shown on the Boundary Plan of record in Plat Book 9700, page 807, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11262, page 729, said Register's Office.

This is improved property located at 513 Stonegate Place Brentwood TN 37027

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 21st day of September, 2023.

Imran Huda

Shazia Ansari Huda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Imran Huda and Shazia Ansari Huda, *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.

*Imran Huda

Witness my hand, at office, this 21st day of September, 2023.

*14th

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shazia Ansari Huda, 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 21st day of September, 2023.

Notary Public

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

My Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 21st day of September, 2023.

09/21/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21st day of September, 2023

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024