Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-21646-DJ

Karen Johnson Davidson County
Batch# 1061637 DEEDWARR
10/18/2023 09:22:19 AM 2 pgs
Fees $13 00 Taxes $2,645 50

20231018-0081598

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 October, 2023.

Notary Public
My Commission Expires: 06, 2024

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua R. Dinger and Alissa M Fry 5913 Hitching Post Lane Nashville TN 37211	New Owner	172-14-0A-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shawkat M. Hirori, and Warvin T. Hirori, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alissa M. Fry, an unmarried woman, and Joshua R. Dinger, an unmarried man, joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No 98, Section One, Wexford Downs, according to survey and plat appearing of record in Plat Book 9700, pages 308 and 309, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawkat M Hirori and Warvin T Hirori, husband and wife by Warranty Deed from Jaswinder P Singh and Banjit Singh, dated May 17, 2018, recorded May 21, 2018, of record in Instrument No 20180521-0048592, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at. **5913 Hitching Post Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of October, 2023.

GRANTOR

Shawkat M. Hirori

Warvin T. Hirori

Warvin T. Hirori

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawkat M. Hirori and Warvin T. Hirori, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 17th day of October, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY