WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079858 DEEDWARR
12/07/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231207-0094691

File #23-PA-1117-PILK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MELANIE WHITE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miftah Ali	**New Owner**	
(NAME)	(NAME)	**175 06 0A 040.00**
1117 Shallowbrook Trail S		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, **BRIANNA JORDAN GILES, A MARRIED PERSON** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIFTAH ALI, A SINGLE MAN** 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. 40 on the Plan of Final Plat of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060824-0104545, 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 Brianna J. Duncan, an Unmarried Woman, by Warranty Deed from Justin Harris, Unmarried, of record in Instrument No. 20170105-0001145, in the Register's Office of Davison County, Tennessee, dated January 03, 2017, and recorded on January 05, 2017.

The said Brianna J. Duncan having since married Timothy Brian Giles is now known as Brianna Jordan Giles. The said Timothy Brian Giles does hereby join in the execution of this deed to convey any and all interest in said property.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", as recorded in Instrument No. 20060824-0104545.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060824-0104548 as supplemented in Instrument No. 20061208-0152023 with Fines recorded in Instrument No. 0201103-0128766 as further amended in Instrument No. 20201120-0137009.

*Easement recorded in Instrument No. 20061013-0127208.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041103-0132562 and Instrument No. 20070112-0005306.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1117 Shallowbrook Trail South, Antioch, TN 37013**.

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 5th day of December, 2023.

Brianna Jordan Giles

Timothy Brian Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2023, before me personally appeared Brianna Jordan Giles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2023, before me personally appeared Timothy Brian Giles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Holly A. Mason, 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 December 5, 2023.

Affiant Signature

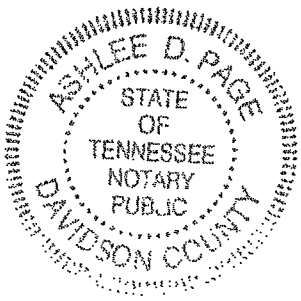
12/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026