Karen Johnson
Batch # 1084574
12/21/2023 09:41:43 AM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARR
2 pgs
20231221-0098408

WARRANTY DEED

2023-98

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of December, 2023.

(Affix Seal) Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Saleem Tahir 910 Youngs Lane Unit 3 Nashville, TN 37207	NEW OWNER	070.07-0U-003.00 CO

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, I/we, **Sajid Khan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Saleem Tahir**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit 3 of 910 Youngs Lane Townhomes, a horizontal property regime with private elements, under the Declaration of Covenants, Conditions and Restrictions of record in Instrument #20210317-0035584, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description of said property.

Being the same property conveyed to Sajid Khan from 910 Youngs Lane, LLC, a Tennessee limited liability company by Warranty Deed dated December 5, 2023 and recorded _____ in Instrument # 20231221 0098405 Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 910 Youngs Lane, Unit 3, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 7th day of December, 2023.

Sajid Khan

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Sajid Khan, the bargainor(s), 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 and official seal, this 7th day of December, 2023.

Notary Public
My Commission Expires: 7-6-2027

