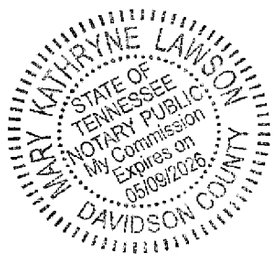
Karen Johnson Davidson County
Batch# 1084907 DEEDWARR
12/21/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20231221-0098554

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2023-11-11042B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jabir Al Bodruzzaman	Jabir Al Bodruzzaman	142-07-0I-032.00-CO
(NAME)	(NAME)	
528 Harpeth Park Drive	528 Harpeth Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRITTNI WALKER CHAMBERLAIN, FORMERLY KNOWN AS BRITTNI L. WALKER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JABIR AL BODRUZZAMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 528, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, Page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195), Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brittni L. Walker, an unmarried woman from 7301 Highway 70, LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 17, 2017 and of record on July 21, 2017, in Instrument No. 20170721-0073904, in the Register's Office for Davidson County, Tennessee. Brittni L. Walker was married to Dylan Chamberlain on May 26th, 2023 and is now legally known as Brittni Walker Chamberlain.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

BY EXECUTION OF THIS INSTRUMENT, Grantor herein makes oath that the property conveyed herein has not been used as the primary principal residence for himself, his spouse, or any dependents.

Witness my hand this 20th December 2023

Brittni Walker Chamberlain

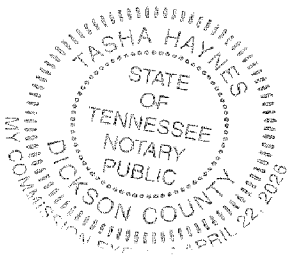
Brittni Walker Chamberlain

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Brittni Walker Chamberlain** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2023.

Commission Expires: _____



Tasha Haynes
Notary Public

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson 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 12/20/23 (date of document).

Affiant Signature

12/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

