Karen Johnson Davidson County
Batch# 1089158 DEEDWARR
01/05/2024 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,871.20
20240105-0001269

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37984-12-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $776,000.00. Affiant Subscribed and sworn to before me this 5th day of January, 2024. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Muhammed Qazi 8012 Pine Forest Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128100A02400CO

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, **Albert S. Koenig, IV, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Muhammed Qazi, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8012 Pine Forest Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5 day of January, 2024.

Albert S. Koenig, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert S. Koenig, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One Pine Forest as of record in Plat Book 9700, pages 712 and 713, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Albert S. Koenig, IV, unmarried man, by deed dated December 7, 2017 from Jay Alan Bond and Cindy S. Bond, husband and wife, of record in Instrument No. 20171211-0125888, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Pine Forest of record in Book 11072, page 248, amended in Book 11515, Page 987, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Pine Forest Homeowners Association, Inc. of record in Book 11318, page 919, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Plat Book 9700, pages 712 and 713, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 9700, page 476, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 787, page 25, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 11016, page 259, Register's Office for Davidson County, Tennessee.
8. Easement for drainage of record in Book 3316, page 483, Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, George Mudter, 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 1/5/24 (date of document).

Affiant Signature

1/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027