WARRANTY DEED

Karen Johnson Davidson County
Batch# 1092994 DEEDWARR
01/23/2024 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20240123-0004308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohammed M. Qureshi and Rossy Qureshi	New Owner	Parcel ID: 030-00-0-164.00
(NAME)	(NAME)	
5047 Seymour Hollow Rd.		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Paul Rose, Sr. and wife, Pamela Jill Rose** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohammed Mueid Qureshi and Rossy Qureshi, a married couple**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No. 7 of Vera Frances Webb Property, not of record, described according to a survey of Ragan-Smith & Associates, Inc., dated July 6, 1977 as follows:

Beginning at a point on Seymour Hollow Road; thence North 2° 29' 47" West 332.0 feet to a point; thence N 48 ° 26' 03" W 96.45 feet; thence N21 ° 25' 13" W 228.14 (Call 2 and call 3 being erroneously omitted and/or mistyped on prior deeds); thence North 13° 57' 20" West 704.4 feet to the point; thence South 83° 29' 59" East 205.54 feet to an iron pin; thence South 31° 57' 40" East 90.0 feet to an iron pin; thence South 42° 27' 40" East 75.0 feet to an iron pin; thence South 21° 57' 40" East 100.0 feet to an iron pin; thence South 22° 57' 40" East 200.0 feet to an iron pin; thence South 4° 38' 04" East 841.0 feet to a point in Seymour Hollow Road; thence South 81° 36' 28" West 147.63 feet to the point of beginning.

Note: Call 2 and Call 3 were correctly stated in Deed in Book 5374, Page 171, RODCT but subsequently left off of

the remaining deeds in the chain of title. Legal description is derived from Deed in Book 5374, Page 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Paul Rose, Sr. and Pamela Jill Rose, husband and wife from Rachel Schneider and Edward Schneider by Warranty Deed dated October 9, 2012 and recorded on October 10, 2012 in Instrument No. 20121010-0092979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5047 Seymour Hollow Rd., Whites Creek, TN 37189-9076

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. 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 our hands this 22 day of Jan, 2024

Jeremy Paul Rose, Sr.

Pamela Jill Rose

STATE OF TENNESSEE

COUNTY OF DAVIDSON

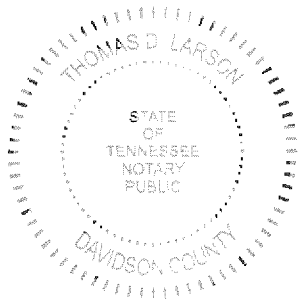
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeremy Paul Rose, Sr. and wife, Pamela Jill Rose , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2024.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/22/24 (date of document).

Regina Sullo
Affiant Signature

January 22, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22nd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026