Name and Address of New Owner:
Antar Hafiz Yafai
1730 Kellow Street
Nashville, TN 37208

Send Tax Bills To:
New Owner
112 Gingham Drive
LaVergne, TN 37086

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-02-0-085

Karen Johnson Davidson County
Batch# 1102474 DEEDWARR
02/20/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20240220-0011546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adam R. Bruning and Kelsie Lynn Bruning, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Antar Hafiz Yafai, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 84, fronts 50 feet, on the Southerly side of Kellow Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Adam R. Bruning ad Kelsie Lynn Bruning, husband and wife, and Joseph McKean, unmarried, as joint tenants with right of ~~survivorship, by Quitclaim Deed dated March 5, 2020 from Adam R. Bruning and Kelsie~~ Lynn Bruning, husband and wife, recorded March 5, 2020 in Instrument No. 20200305-0025057 in the Register's Office.

Joseph McKean passed away on 8/26/2020 leaving Adam Bruning and Kelsie Bruning as surviving joint tenants.

Being the same property conveyed to Adam R. Bruning and Kelsie Lynn Bruning, husband and wife, by Warranty Deed dated July 6, 2018 from Architerra, LLC a Tennessee Limited Liability Company, recorded July 9, 2018 in Instrument No. 20180709-0065912 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2024.

Kelsie Lynn Bruning (SEAL)
Kelsie Lynn Bruning

Adam R. Bruning (SEAL)
Adam R. Bruning

STATE OF Virginia
COUNTY OF Hanover

On this 15th day of February, 2024, before me personally appeared Kelsie Lynn Bruning and Adam R Bruning, 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 15th day of February, 2024.

Andrew Ray Yon
REGISTRATION NUMBER 7759341
COMMISSION EXPIRES August 31, 2026

Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

AFFIDAVIT OF VALUE

STATE OF Virginia)
Hanover)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of February, 2024.

Notary Public
My commission expires: 08/31/2026
File No. 2024-6631-RS

Andrew Ray Yon
REGISTRATION NUMBER 7759341
COMMISSION EXPIRES August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 84e3e27ecb60b2125617622e0849ec16c88243d2

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 2/14/2024 (date of document).

Regina Sullo
Affiant Signature

February 20th 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

