Karen Johnson Davidson County
Batch# 1119617 DEEDWARR
04/05/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,158.95
20240405-0024255

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-468

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of April, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohammad Jamil Islam and Erin Afrose Bony 804 Cedar Crest Drive Nashville, TN 37209	New Owner	114-08-0A-074.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Susan L. Jones, Trustee of the Susan L. Jones Living Trust dated April 14, 2021, and any amendments thereto

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohammad Jamil Islam and Erin Afrose Bony, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Cedar Crest Subdivision - Phase II of record in Plat Book 9700, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven F. Jones and wife, Susan L. Jones by Warranty Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc of record in Book 11014, page 491, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 09, 1998.

Said Steven F. Jones died on May 5, 2016 vesting Susan L. Jones the surviving tenant.

Being the same property conveyed to Susan L. Jones, Trustee of the Susan L. Jones Living Trust dated April 14, 2021 by Warranty Deed from Susan L. Jones of record in Instrument No. 20210423-0054773, Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 804 Cedar Crest Drive, Nashville, TN 37209

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 so 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.

Dated this the 3rd day of April, 2024.

Susan L. Jones Living Trust dated April 14, 2021, and any amendments thereto

By: Susan L. Jones
Susan L. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Susan L. Jones, Trustee of the Susan L. Jones Living Trust dated April 14, 2021, and any amendments thereto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained,

Witness my hand, at office, this 3rd day of April, 2024.

Cory Schuyler
Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-3-24.

Affiant Signature

4-5-24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY