# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122812 DEEDWARR
04/15/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,789.80
20240415-0026675

STATE OF TENNESSEE (CT
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $754,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alina Agamy and Evan Woods | First Bank | |
| (NAME) | (NAME) | |
| 4010 B Clifton Avenue | 722 Columbia Ave | 091 08 0 308.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Franklin TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **ASHFAQ MEMON, MARRIED AND AYMAN SADER, MARRIED AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALINA AGAMY, AN UNMARRIED WOMAN AND EVAN WOODS, AN UNMARRIED MAN,** 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:

**Beginning at an iron rod in the northern right of way of Clifton Avenue, being the southeastern corner of this Lot and the Asfaq Memon and Ayman Sader property as described in Instrument 20220816-0092738 and being the southwestern corner of the Asfaq Memon and Ayman Sader property, aka 4010A, also described in Instrument 20220816-0092738 RODC.**

**Thence, with said right of way, North 83 degrees 18 minutes 43 seconds West, 30.00 feet to an iron rod at the southeastern corner the Dana Olsen property as described in Instrument 20220505-0052194 RODC;**

**Thence, with Olsen's eastern line, North 00 degrees 42 minutes 24 seconds West, 138.50 feet to an iron rod in the old centerline of a 15-foot alley,**

**Thence, with the old centerline of a 15-foot alley, North 85 degrees 41 minutes 05 seconds East, 30.00 feet to an iron rod at the northwestern corner of 4010A;**

**Thence, with 4010A, South 00 degrees 37 minutes 52 seconds East, 144.25 feet to the point of beginning and containing 4,220 Square Feet or 0.097 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 10-05-2022.**

**Included in this description is the portion of the alley abandoned by Metropolitan Government of Nashville and Davidson County in Ordinance BL2018-1138 approved April 18, 2018.**

PM2024-288

**Being a part of the same property conveyed to Ashfaq Memon, married and Ayman Sader, married as tenants in common, by Quitclaim Deed to Re-Establish Lot Lines from Ashfaq Memon, married and Ayman Sader, married as tenants in common, of record in Instrument No. 20220816-0092738, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 16, 2022.**

**Being the same property conveyed to Ashfaq Memon, married and Ayman Sader, married as tenants in common, by Warranty Deed from Jerrell D. Rawls and Penny Rawls, husband and wife, of record in Instrument No. 20220801-0086993, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on August 01, 2022.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 4010 B Clifton Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of April, 2024

AYMAN SADER

ASHFAQ MEMON

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 Ayman Sader and Ashfaq Memon, the bargainor, 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 and official seal this 12th day of April, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

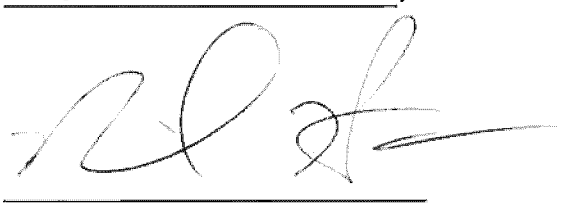
My Commission Expires 10/4/27

Notary Public

PM2024-288

**Certificate of Authenticity**

I, Nick Harris, 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 **April 12, 2024**.



Affiant Signature

**4/12/24**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **April**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

