RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-20448-24

Karen Johnson Davidson County
Batch# 1123318 DEEDWARR
04/16/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $381.10
20240416-0027078

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2024

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hussain Iqbal 9786 Concord Road Brentwood, TN 37027	Same address as new owner	133-15-0A-096.00-CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND AND 00/100 Dollars ($103,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAIME RUIZ DE SOMOCURCIO AND BRITTANY MILLER, AS TENANTS IN COMMON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUSSAIN IQBAL, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. P-2, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492; and in Book 10458, page 936, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jamie Ruiz De Somocurcio and Brittany Miller, as Tenants in Common from DLM Development, Inc., a California Corporation by Warranty Deed dated 1/6/2020 and recorded 1/8/2020 in Instrument No. 20200108-0002897, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 320 Welch Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of April, 2024

GRANTOR(S)

Jaime Ruiz De Somocurcio

Brittany Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jaime Ruiz De Somocurcio and Brittany Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of April, 2024.

Notary Public

Tasha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 15, 24 (date of document).

Jennifer L. Pennell

April 16, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

