WARRANTY DEED

Karen Johnson
Batch # 1126065
04/23/2024 10:55:32 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20240423-0029123

Y-5PR-24-708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl Wittenberg	**Same as New Owner**	
(NAME)	(NAME)	
1360 Pond Creek Road		**051-03-0-032.00**
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MOHAMMAD ANWAR LIVING TRUST DATED FEBRUARY 21, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL WITTENBERG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being a part of the south part of Lot No 50 of Block "D" on the unrecorded Plan of Marthonna, and described as follows:

BEGINNING at an iron pin in the south margin of Vantrease Road, which is 150.6 feet east of a concrete monument set in the south margin of Vantrease Road, south of and opposite a concrete monument at the northeast intersection of Vantrease Road and Marthonna Road East, being the northeast corner of a lot that was conveyed to Mary E. Tudor by deed from R H Tudor and wife, of record in Book 2487, Page 441, Register's Office for said County, thence with the margin of Vantrease Road, South 87 degrees 25 minutes East 150.6 feet to an iron pin at the northwest corner of the lot that was conveyed to James N. McSwiney and wife, by deed from R. H. Tudor and wife, of record in Book 2145, Page 138, said Register's Office, thence with McSwiney's west line, South 2 degrees 40 minutes West 323.77 feet to a point, thence North 88 degrees 29 minutes West 150.6 feet to Mary E. Tudor's southeast corner, thence with her east line, North 2 degrees 40 minutes East 326.57 feet to the point of beginning.

Being the same property conveyed to John C. Gregory and wife, Elizabeth Day Gregory by Warranty Deed from Gladys Martin (A widow) of record in Book 3465, page 283, Register's Office for Davidson County, Tennessee, dated November 12, 1962 and recorded on November 23, 1962.

The said Elizabeth Day Gregory having died on or about December 30, 1989, vesting John C. Gregory as surviving tenant.

The said John C. Gregory, a/k/a John Clinton Gregory, having died on or about December 12, 2021, with the Estate of John Clinton Gregory being administered under Docket No. 22P273, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Mohammad Anwar, unmarried by Administrator's Quitclaim Deed from Cathryn Armistead, as Administrator of the Estate of John Clinton Gregory of record in Instrument No. 20230501-0032143 Register's Office for Davidson County, Tennessee, dated April 26, 2023 and recorded on May 1, 2023.

Being the same property conveyed to Mohammad Anwar, unmarried by Quitclaim Deed from Mohammad Anwar, unmarried of record in Instrument No. 20240227-0013078 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on February 27, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to a setback line 70 feet from Vantrease Road and a 10 foot easement for public utilities along the southerly rear line of the lot as set out in Warranty Deed of record in Book 3463, Page 283, in the Register's

Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5240, Page 848, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **708 Vantrease Rd., Madison, Tennessee 37115-4547**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2024.

The Mohammad Anwar Living Trust dated February 21, 2024

BY: _____
Mohammed Anwar
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED ANWAR, TRUSTEE of THE MOHAMMAD ANWAR LIVING TRUST DATED FEBRUARY 21, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212