Special Warranty Deed

Karen Johnson Davidson County Batch# 1143733 DEEDWARRSP 06/05/2024 01:54:30 PM 3 pgs Fees: $18.00 Taxes: $1,942.50 20240605-0042112	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00 Affiant Subscribed and sworn to before me, this the 4th day of June, 2024. Notary Public My commission expires: Sondra Mounger Notary Public Maury County, State of Tennessee My Commission Expires January 22, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mushtaq Ahmed	New Owner(s)	102-13-0C-140.00-CO
4020 Sneed Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAGE RUN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSHTAQ AHMED AND SYEDA MINARA AHMED, HUSBAND AND WIFE, AND ATIA AHMED, UNMARRIED AND AREEB AHMED, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 140 on the Plan of Sage Run Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration for Sage Run Townhomes at Instrument No. 20211228-0170759, and Amendment Instrument No 20230223-0012841 and Instrument No. 20230310-0017406, 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 a portion of the same property conveyed to Sage Run Development, LLC, a Tennessee limited liability company by Warranty Deed from Mark Steven Meadows, Individually, and Sharon Kay Story, Successor Trustee of The Meadows Community Property Trust Dated August 05, 2014 of record in Instrument No. 20200701-0071436 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 01, 2020.

Being a portion of the same property conveyed to Sage Run Development, LLC, a Tennessee limited company by Warranty Deed from 5754 River Road, LLC, a Tennessee limited liability company of record in Instrument No. 20201008-0117228 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 140 Stella Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2024.

Sage Run Development, LLC, a Tennessee Limited Liability Company

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Sage Run Development, LLC, a Tennessee Limited Liability Company , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of June, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Holly Ray, 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 06/04/2024.

Date

Holly Ray

Affiant Signature

06/04/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY