Karen Johnson Davidson County
Batch# 1144568 DEEDWARR
06/07/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240607-0042811

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of June, 2024.

NOTARY PUBLIC

My commission expires: 4-23-25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Muhammad Kamran Butt and Muhammad Akram Butt	Same	095-05-0B-015.00
(NAME)	(NAME)	
2120 Lebanon Pike, #15	585 S. Blvd. E.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Pontiac MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ashley Smith, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Muhammad Akram Butt, a married man, and Muhammad Kamran Butt, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, of record in Instrument Number 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ashley Smith, an unmarried woman, by deed from David R. Shepherd and Sandra R. Shepherd, husband and wife, of record in Instrument No. 20210226-0024960, dated February 22, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 2120 Lebanon Pike, #15, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of June, 2024.

Ashley Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-4-24 (date of document).

Affiant Signature

6.7.24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY