Karen Johnson Davidson County
Batch# 1155699 DEEDWARR
07/09/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20240709-0051327

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63701
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew S. Massie Ashley D. Stockton-Massie 6511 Highway 100 Nashville, TN 37205	Churchill Mtg. 1749 Mallory Ln., Ste. 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 129120G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$915,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amer A. Haque and Disha Pancholi, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew S. Massie and Ashley D. Stockton-Massie, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B of Highway 100 V Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Highway 100 V Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061222-0158548, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Highway 100 V Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158548, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Amer A. Haque and Disha Pancholi, husband and wife, by Warranty Deed from GEL Investments, G.P., a Tennessee General Partnership, dated August 20, 2015 and recorded on August 26, 2015 of record in Inst. No. 20150826-0086610, corrected by Scrivener's Affidavit of record in Inst. No. 20150930-0099303, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20061222-0158548, said Register's Office, to which Plan reference is made for more details of description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20061222-0158548, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Nashville Gas Company Right of Way Agreement of record in Book 3969, page 794, ,said Register's Office.

This is improved property, known as 6511 Highway 100, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2024

Amer A. Haque

Disha Pancholi

State of Tennessee

County of Davidson

On this 3rd day of July 2024, before me the undersigned authority, personally appeared Amer A. Haque and Disha Pancholi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $915,000.00.

Affiant

Sworn and subscribed before me this 3rd day of July, 2024.

Notary

My Commission Expires: 10/16/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 07-03-24.

Affiant Signature – Joshua A. Terry

07-09-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 07-09-24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27