Karen Johnson Davidson County
Batch# 1160854 DEEDWARR
07/23/2024 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240723-0055193

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

JESSICA D. LILLEY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 10-05-2026

File #24-PA-0529-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jabir Al Bodruzzaman	**New Owner**	
(NAME) **72 Timblerline Dr.**	(NAME)	**142 07 0I 021.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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,

NICHOLAS DEE HAYES, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JABIR AL BODRUZZAMAN,

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 Unit 529, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HARPETH PARK TOWNHOMES, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150430-0038713 and Instrument No. 20150615-0056309, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. HOWS of record in Plat Book 5190, Page 195 and Lot No. 2 on the Plan of BELLE GLEN of record in Plat Book 8250, Page 929 (previously known as Lot No. 1 on the Plan of H.B. HOWS of record in Plat Book 5190, Page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas Dee Hayes, single man, by Warranty Deed from Theresa Ann Schrader, unmarried, of record in Instrument No. 20191226-0132699, in the Register's Office of Davidson County, Tennessee, dated December 17, 2019, and recorded on December 26, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H.B. HOWS, as recorded in Plat Book 5190, Page(s) 195 and amended in Book 6501, Page 474.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE GLEN, as recorded in Plat Book 8250, Page(s) 929.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150421-0035335.

*Easement recorded in Book 6483, Page 907 and Instrument No. 20160129-0008673.

*Easement for Public Utilities, recorded in Book 10791, Page 725 and Instrument No. 20160520-0050707.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **529 Harpeth Park Drive, Nashville, TN 37221**.

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 17th day of July, 2024.

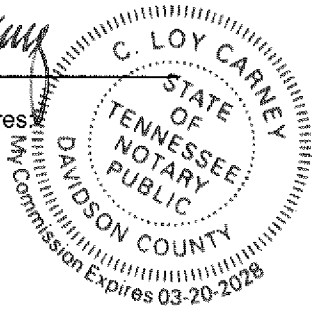
Nicholas Dee Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2024, before me personally appeared Nicholas Dee Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Korea Lutrey, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 17, 2024 (date of document).

Affiant Signature

July 17, 2024
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25