RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1163292
07/29/2024 10:24:33 AM
Fees: $13.00 Taxes: $758.50

Davidson County
DEEDWARR
2 pgs

20240729-0056927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/27/2026

(AFFIX SEAL)

KRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nisar A. Mohammadi	NEW OWNER	
(NAME)	(NAME)	164-06-0B-022.00-CO
6765 Sugar Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEYUNTA LASHAY HOWARD, UNMARRIED AND XZAVIER QUINTREL HOWARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NISAR A. MOHAMMADI,** HEREINAFTER CALLED THE GRANTEES, 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. 22 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emma G. Moore Revocable Trust, dated October 5, 1998, Emma G. Moore as Trustee by Warranty deed from Steven J. Johnson of record in Instrument No. 20160523-00515559 Register's Office for Davidson County, Tennessee, dated May 16, 2016.

Being the same property conveyed to Emma G. Moore and Marcee Moore Robinson, joint tenants with the right of survivorship by Quitclaim Deed from Emma G. Moore Revocable Trust, dated October 5, 1998, Emma G. Moore as Trustee of record in Instrument No. 20210326-0039823 Register's Office for Davidson County, Tennessee, dated March 23, 2021.

Being the same property conveyed to Edward Howard, unmarried man, by Warranty Deed from Emma G. Moore, unmarried, and Marcee Moore Robinson, married, of record in Instrument No. 20230815-0063566 Register's Office for Davidson County, Tennessee, dated August 14, 2023. Edward Howard died intestate on September 19, 2023. Keyunta LaShay Howard and Xzavier Quintrel Howard are the surviving heirs of Robert L Woodley by Affidavits of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 20240729-0056926. Grantors warrant that this was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-872

unimproved
This is improved x property, known as 543 Bradburn Village Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18 day of July, 2024

KEYUNTA LASHAY HOWARD

XZAVIER QUINTREL HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keyunta LaShay Howard and Xzavier Quintrel Howard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of July, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

CH2024-872