THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1163532 DEEDWARR
07/29/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240729-0057205

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Ayesha Newaz and Fahad A. Sayed<br>240 Sterling Oaks Place,<br>Brentwood, TN 37027 | Same as New Owner | 172 05 0B 104.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Lynne Reist Digby and Andrew Harrison Digby, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Fahad A. Sayed and Ayesha Nawaz, Husband and Wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 240 Sterling Oaks Place, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being Lot No. 36 on the Final Plat of Sterling Oaks, Phase II, as of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew H. Digby and Sarah Lynn Reist Digby, husband and wife by Warranty Deed from Nathan G. Jacobs and Kathleen L. Jacobs, husband and wife dated 8/28, 2018 and recorded 8/31/2018 in Instrument No. 20180831-0086551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of July, 2024.

Sarah Lynne Reist Digby

Andrew Harrison Digby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2024, before me personally appeared Sarah Lynne Reist Digby and Andrew Harrison Digby, 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 26th day of July, 2024.

Notary Signature
My commission expires: 3/1/2025

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

**AFFIDAVIT OF VALUE**

STATE OF TN )
COUNTY OF Williamson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of July, 2024.

Notary Public
My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 26, 24 (date of document).

Jennifer L. Pennell

July 29, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

