Karen Johnson Davidson County
Batch# 1168812 DEEDWARR
08/14/2024 07:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,923.00
20240814-0061634

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $790,000.00

Affiant

Subscribed and sworn to before me this 12th day of August, 2024.

Notary Public
My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Aziz Ibrahimi	Same	187-00-0-053
~~6450 Burkitt Road~~ 1301 Barnes Rd.		
~~Nashville, TN 37013~~ Antioch, TN. 37013		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Marsha Hodge and Thomas Hodge a/k/a Tommy Hodge, Trustees of The Tomasatu Trust dated November 18, 2020**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aziz Ibrahimi, unmarried** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 17, on the survey of a portion of the Burkitt Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in the general by Burkitt's Tract 15 on the North; Burkitt's Tract 16 on the East, Burkitt Road on the South and Burkitt's Tract 18 on the West.

Commencing at a point in the north margin of Burkitt Road, said point being Mike Burkitt's southwest corner; thence with the north margin of Burkitt Road N 84A° 30' W 197.5 feet to the point of beginning, thence continuing with the north margin of Burkitt Road N 84A° 30" W 200 feet; thence with three new staked lines N 6A° 40' E 1978.6 feet; S 83A° 10" E 200 feet and S 6A° 43' W 1975 feet to the point of beginning, containing 9.04 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed dated January 28, 1989, of record in Book 7761, Page 536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marsha B. Hodge and Tommy Hodge, wife and husband, by deed from Shari W. Boyd, an unmarried widow of record in Instrument No. 20150729-0074812, Register's Office for Davidson County, Tennessee, and dated July 27, 2015. Marsha Hodge and Thomas Hodge conveyed their interest to Marsha Hodge and Thomas Hodge, Co-Trustees of The ToMaSaTu Trust by Quitclaim Deed of record in Instrument No. 20210120-0008283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. The amount and/or quantity of acreage is not insured

This property is improved property known as 6450 Burkitt Road, Nashville, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of August, 2024.

The Tomasatu Trust dated November 18, 2020

By: Marsha Hodge
Marsha Hodge, Trustee

By: _____
Thomas Hodge, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Marsha Hodge and Thomas Hodge, with whom I am personally acquainted, and who acknowledged themselves to be the Trustees of The Tomasatu Trust dated November 18, 2020, the within named bargainor, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Tomasatu Trust dated November 18, 2020.

Witness my hand, at office, this 13 day of August, 2024.

Notary Public

My Commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dana Thomas, 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 this 12th day of August, 2024

Dana Thomas

Dated 8-12-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of August, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY