WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174799 DEEDWARR
08/27/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240827-0065850

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Savannah Dinah-Marie McKinney Danalynn Lobato	CMG Home Loans	147070B02800CO
(NAME) 4958 Edmondson Pike, Unit #28	(NAME) 31160 Crow Canyon Rd, Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amjad Ishan Amedi, married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Savannah Dinah-Marie McKinney, a single woman and Danalynn Lobato, a single woman, as joint tenants with right of survivorship,** 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:

Property located in the County of Davidson, Tennessee:

Being Unit F-28, Parcel 28 in Woodlea Place Townhouses, as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amjad Ihsan Amedi, a married man, by deed of record in Instrument No. 20131115-0118277 Register's Office for Davidson County, Tennessee.

Pari Shamil joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Pari Shamil by Amjad Ihsan Amedi as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20240827006584 9 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4958 Edmondson Pike, Unit #28, Nashville, TN 37211
(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/our hands this 22nd day of August, 2024.

Amjad Ishan Amedi

Pari Shamil by Amjad Amedi
Pari Shamil
By: Amjad Ishan Amedi as her attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amjad Ihsan Amedi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 22nd day of August, 2024.

Notary Public _____
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

State of Tennessee
County of Davidson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Am jad Ihsan Amedi, Attorney-in-Fact for Pari Shamil, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Pari Shamil, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

WITNESS my hand and seal this 22nd day of August, 2024.

Notary Public _____
My Commission Expires: _____
File No.: 17313

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

True Copy Certification

I, Yvette Meldrum, 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 August 22, 2024.

Signature
August 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

