THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748299** Karen Johnson Davidson County Batch# 1174838 DEEDWARR 08/27/2024 02:00:30 PM 3 pgs Fees: $18.00 Taxes: $2,201.50 20240827-0065903	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00 Pamela Lanius Reynolds Affiant Subscribed and sworn to before me, this 22nd day of August, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08, 2027

WARRANTY DEED

Address New Owner: Gulistan Abdulla Ahmad and Mehdi Salman Hussein 4728 Timberhill Dr Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 16 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Lanius Reynolds, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gulistan Abdulla Ahmad and Mehdi Salman Hussein, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 794, PLAN OF SECTION THIRTEEN, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pamela Lanius Reynolds, an unmarried woman, by Quitclaim Deed from Margaret J. Lanius, unmarried, of record in Instrument No. 20190124-0007009, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019 and recorded on January 24, 2019.

Being the same property conveyed to William R. Lanius and Margaret J. Lanius as tenants in common with the rights of survivorship, by Warranty Deed from Michael T. Ipsen and wife, Marilyn E. Ipsen, of record in Instrument No. 20100226-0014712, in the Register's Office of Davidson County, Tennessee, dated February 10, 2010 and recorded on February 26, 2010. The said William R. Lanius died on May 08, 2017, leaving Margaret J. Lanius as surviving tenant in common with the rights of survivorship.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THIRTEEN, CALDWELL HALL, as recorded in Plat Book 3300, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 108.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3400, Page 226, as amended in Book 3435, Page 357 and Book 3502, Page 555.

This is improved property located at 4733 Timberhill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2024.

Pamela Lanius Reynolds

Pamela Lanius Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Lanius Reynolds, 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, at office, this 22nd day of August, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Certificate of Authenticity

I, Linzie Hahn, 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 8/22/24.

Date

S Hahn

Affiant Signature

8/22/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2024.

Anna E. S

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028