Karen Johnson Davidson County
Batch# 1176275 DEEDWARR
09/03/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20240903-0067554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/14/25
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Anik Vishwekar and Rucha Naik	NEW OWNER	
(NAME)	(NAME)	
4010A Clifton Avenue		091 08 0 372.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ASHFAQ MEMON, MARRIED AND AYMAN SADER, MARRIED AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANIK VISHWEKAR AND RUCHA NAIK, HUSBAND AND WIFE,** 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 Lot No. 13 in Block F in the Bransford Realty Savings Bank and Trust Company's Subdivision of Lot No. 19 on the Plat of Clifton and being a re-subdivision of parts of Lot Nos. 13 and 19 and other lots in Clifton, of record in Plat Book 421, Page 49, in the Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Ashfaq Memon, married and Ayman Sader, married as tenants in common, by Quit Claim Deed to Re-Establish Lot Lines from Ashfaq Memon, married and Ayman Sader, married as tenants in common, of record in Instrument No. 20220816-0092738, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 16, 2022.

Being the same property conveyed to Ashfaq Memon, married and Ayman Sader, married as tenants in common, by Warranty Deed from Jerrell D. Rawls and Penny Rawls, husband and wife, of record in Instrument No. 20220801-0086993, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on August 01, 2022.

Being the same property conveyed to Jerrell D. Rawls and Penny Rawls, husband and wife, by Quitclaim Deed from Jerrell D. Rawls, a single man, of record in Instrument No. 20080502-0044877, in the Register's Office of Davidson County, Tennessee, dated April 25, 2008 and recorded on May 02, 2008.

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Being the same property conveyed to Jerrell D. Rawls, a single man, by Warranty Deed from U.S. Bank National Association as Trustee for Credit Suisse First Boston, MBS Heat 2004-1 of record in Instrument No. 20070924-0113637, in the Register's Office of Davidson County, Tennessee, dated September 04, 2007 and recorded on September 24, 2007.

The property is not the martial residence of the Grantors and as such is not subject to any homestead, dower, or marital interest as complemented by T.C.A. 26-2-307 or other similar statue.

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.

unimproved
This is improved x property, known as 4010A Clifton Avenue, Nashville, TN 37209
(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 29 day of August, 2024

Y Ayman Sadr
AYMAN ~~SADAR~~ Sader

Y
ASHFAQ MEMON

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 Ayman Sader and Ashfaq Memon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of August, 2024.

My Commission Expires 10/4/27

Commission expires:

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MS2024-1051

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/29/24 (date of document).

Michelle W Kendig
Affiant Signature

8/29/24
Date

State of Tennessee
County of Williamson

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

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

