RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-24177-24

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1182151 DEEDWARR
09/16/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240916-0071311

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2024.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Samera K. Abdulrahman *et vir*<br>1604 Boxwood Drive<br>Nashville, TN 37211 | Same address as new owner | 172-03-0C-045-00 |

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 Dollars ($900,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GARY ASHTON, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SAMERA K. ABDULRAHMAN AND HAZHAR KHALID BUSALLY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 45 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Ashton from D & A Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 5, 2022 and recorded August 10, 2022 in Instrument #20220810-0091123, said Register's Office.

Being a portion of the same property conveyed to D&A Ventures, LLC, a Tennessee limited liability company, from West End Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 11, 2019 and recorded December 27, 2019 in Instrument #20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20220706-0078096; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1604 Boxwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 13th day of September, 2024.

GRANTOR:

Gary Ashton

Gary Ashton

STATE OF Virginia
COUNTY OF Hanover

Personally appeared before me, a Notary Public, Gary Ashton, 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 seal, this the 13th day of September, 2024.

Christopher Andrew Yon
REGISTRATION NUMBER
7958126
COMMISSION EXPIRES
07/31/2026

Christopher Andrew Yon

Notary Public

Christopher Andrew Yon

Printed Notary Name

My commission expires: 07/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

# 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 Sept 13, 24 (date of document).

Jennifer L. Pennell

Sept 16, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

