Karen Johnson Davidson County
Batch# 1184803 DEEDWARR
09/23/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240923-0073576

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63778
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hassan Ahmad and Avan Hasan 412 Shadow Glen Drive Nashville, TN 37211	United Wholesale Mortgage 585 South Blvd. E. Pontiac, Michigan 48341

TAX MAP PARCEL NUMBERS: 161160A07900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$312,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christine M. Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hassan Ahmad, and Avan Hasan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 79, Building 13, on the Plan of Townhomes of Shadow Glen, as established by the Declaration of Convenants, Conditions, and Restrictions of record in Inst. No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Inst. No. 20040720-0086706, corrected in Inst. No. 20040317-0030572, and amended in Inst. No. 20050520-0056887, and shown as Exhibit "A" to the Ninth Supplemental Declaration to the Declaration of Convenants, Conditions, and Restrictions for the Townhomes of Shadow Glen of record in Inst. No. 20060124-0009112, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine M. Smith, an unmarried woman, by Warranty Deed from Jason M. Giesler and Lauren Lynn Giesler, husband and wife, dated June 3, 2016 and recorded on June 8, 2016, of record in Inst. No. 20160608-0057949, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "A" to the Ninth Supplemental Declaration to the Declaration of Convenants, Conditions, and Restrictions for the Townhomes of Shadow Glen of record in Inst. No. 20060124-0009112, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Inst. No. 20040720-0086706, corrected in Inst. No. 20040317-0030572, and amended in Inst. No. 20050520-0056887, and Inst. No. 20060124-0009112, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of the Townhomes of Shadow Glen Homeowner's Association of record in Inst. No. 20040316-0029917, said Register's Office; Agreement for Construction and Maintenance or Joint Access Roadway of record in Book 8064, page 831 and Inst. No. 20000114-0004981, said Register's Office; Agreement regarding grant of utility easement of record in Inst. No. 20040917-0112429, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst. No. 20130517-0050094, said Register's Office; and Stormwater Detention Agreement of record in Inst. No. 20030903-0127692, said Register's Office.

This is improved property, known as 412 Shadow Glen Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2024.

Christine M. Smith

Christine M. Smith

State of Tennessee

County of Davidson

On this 12th day of September, 2024, before me the undersigned authority, personally appeared Christine M. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $312,000.00.

Affiant

Sworn and subscribed before me this 12 day of September, 2024.

Notary

My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/12/24.

Affiant Signature

9/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY