WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1189882
10/04/2024 10:41:52 AM
Fees: $18.00 Taxes: $928.70

Davidson County
DEEDWARR
3 pgs

20241004-0077173

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rozina Charania and Almurad Abdulla	**New Owner**	
(NAME) **331 Witham Court**	(NAME) 331 Witham Ct.	**026-03-0-006.00**
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUSSAIN CHAGANI, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROZINA CHARANIA AND ALMURAD ABDULLA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No.308, Subdivision of Windsor Green, Phase II. Section III, as shown on plat of record in Plat Book 6900, page 845, In the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hussain Chagani by Warranty Deed from Audrean Williams of record in Instrument No. 20151116-0115843 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on November 16, 2015.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6406, Page 929, amended in Book 6406, Page 950 and Book 6406, Page 972, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6406, Page 942, amended in Book 6406, Page 963 and Book 6406, Page 989, in the Register's Office for Davidson County, Tennessee.
- Charter of Windsor Green Services Association of record in Book 6396, Page 542 and amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.
- Water Line easement of record in Book 4377, Page 94, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement to Madison Suburban Utility District of record in Book 6636, Page 824, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **331 Witham Court, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 2nd DAY OF OCTOBER, 2024.

Hussain Chagani

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 2nd of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 October 2, 2024 (date of document).

Affiant Signature

Date October 2, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

