Karen Johnson Davidson County
Batch # 1193256 DEEDWARR
10/14/2024 02:46:46 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20241014-0079552

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-02E-24-3684

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-25585-24

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Oct ,2024

NOTARY PUBLIC

My commission expires:

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
Atikul A. Siddiki & Moyrun Nahar 3684 Tampa Drive Nashville, TN 37211	~~Same address as new owner~~ SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	148-01-0-146

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REGINA BATES, POWER OF ATTORNEY FOR BONNIE M. JONES, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ATIKUL A. SIDDIKI AND MOYRUN NAHAR, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of HILLBROOK, SECTION 5 of record in Plan Book 3700, Page 73, Register's Office for said County.

SAID Lot No. 327 fronts 80 feet on the Easterly side of Tampa Drive and extends back 187.5 feet on the Northerly line and 185 feet on the Southerly line to a dead line measuring 80.04 feet thereon.

Being the same property conveyed to Bonnie M. Jones, unmarried, by Quitclaim Deed from Bonnie M. Jones, a one-half undivided interest, and Randal Harold Jones, a one-half undivided interest, of record in Instrument No. 20071010-0120520, in the Register's Office of Davidson County, Tennessee, dated October 03, 2007, and recorded on October 10, 2007.

Being the same property conveyed to Bonnie M. Jones, a one-half undivided interest, and Randal Harold Jones, a one-half undivided interest, by Quitclaim Deed from Richard A. Northcutt, Trustee, and also conveyed from Bonnie Marie Jones of record in Book 9873, Page 632, in the Register's Office of Davidson County, Tennessee, dated November 27, 1995, and recorded on November 30, 1995.

Being the same property conveyed to Harold Eugene Jones and wife, Bonnie Marie Jones, by Warranty Deed from Melba C. Weaver, a widow of record in Book 5045, Page 675, in the Register's Office of Davidson County, Tennessee, dated July 06, 1976, and recorded on July 14, 1976. The said Harold Eugene Jones died on January 26, 1979, leaving Bonnie Marie Jones as surviving tenant by the entirety.

Power of Attorney for Bonnie M. Jones recorded October 8, 2024, in Instrument # 20241008-0078138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown 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 ___unimproved X___ improved property, known as: 3684 Tampa 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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have 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.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of October, 2024

GRANTOR(S)

Bonnie M Jones aka Bonnie Marie Jones

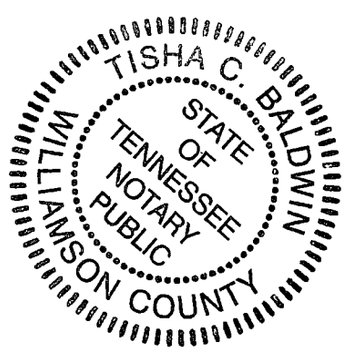
Bonnie M. Jones by Regina Bates, her Attorney-In-Fact

Jones by Regina Bates Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Regina Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Bonnie M. Jones and that said instrument was signed on behalf of the said Bonnie M. Jones by herself as her attorney-in-fact.

WITNESS my hand and seal, this the 9th day of October 2024.



Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26