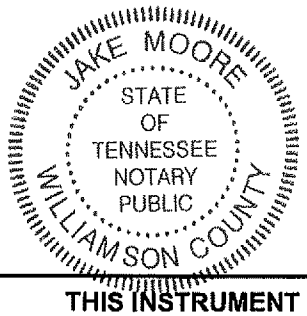
WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parker Andrew Brown Hadley Brown	United American Mortgage Corporation	187090a12400co
(NAME) 8323 Middlewick	(NAME) 3198 Airport Loop Drive, Ste. F	Karen Johnson Davidson County Batch# 1206414 DEEDWARR 11/19/2024 08:34:30 AM 3 pgs Fees: $18.00 Taxes: $1,923.63 20241119-0089406
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Costa Mesa, CA 92626	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Huseyin Perwer and Simar Perwer, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Parker Andrew Brown and Hadley Brown, 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. 124 on the Plan of Phase Seven, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20170210-0014146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Huseyin Perwer and Simar Perwer, husband and wife , by deed of record in Instrument No. 20190116-0004535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8323 Middlewick, Nolensville, TN 37135
(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/our hands this 12th day of November, 2024.

Huseyin Perwer

Simar Perwer

State of Tennessee
County of Davidson

Personally appeared before me Huseyin Perwer and Simar Perwer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2024.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Tennessee Certification of Electronic Document

I, Emma Howard, 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 11/12/24 (date of document).

Affiant Signature

11/12/24
Date

State of Tennessee

County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL