SinanPrepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $451,000.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2025.

Notary Public

My Commission Expires: 03/01/2025

Karen Johnson Davidson County
Batch# 1227720 DEEDWARR
01/16/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20250116-0003759

24-0188

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sinan Hasan and Marwah Talal	New Owner	
4713 Chepstow Drive		161-10-0-B-163.00 CO
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Melinda Jane Martin, unmarried,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Sinan Hasan and Marwah Talal, a married couple

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Villages of Brentwood, Phase Eleven, of record in Book 9700, Page 949, as amended at Instrument No. 20030606-0181287 (erroneously referred to as Instrument No. 20030606-0181287 in prior deed), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Jane Martin, unmarried, by Warranty Deed dated October 31, 2005 from Kenneth J. Liberatore and wife, Susan M. Liberatore, recorded at Instrument No. 20051101-0131808, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **4713 Chepstow 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 GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 13 day of January, 2025.

Melinda Jane Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melinda Jane Martin, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13 day of January, 2025.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/13/25 (date of document).

Jennifer Russell
Affiant Signature

1/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

