THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2025. Notary Public My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1243975 DEEDWARR
03/06/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20250306-0016955

WARRANTY DEED

Address New Owner: Rebar Adil Ali and Rozhgar Khudhur 613 Bell Trace Circle Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162 16 0E 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Troup, unmarried, and Rotonya Troup, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebar Adil Ali and Rozhgar Khudhur, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of BELL CREST, SECTION ONE, a Planned Unit Development, as of record in Plat Book 7900, Pages 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Keith S. Troup and wife, Rotonya B. Troup, by Warranty Deed from MCR Development Corp., a Tennessee Corporation, of record in Book 9892, Page 640, in the Register's Office of Davidson County, Tennessee, dated December 15, 1995 and recorded on December 19, 1995.

Marital Dissolution Agreement No. 18D567 filed in the Third Circuit Court for Davidson County, Tennessee, July 11, 2018.

Final Decree of Divorce No. 18D567 filed in the Third Circuit Court for Davidson County, Tennessee, July 13, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELL CREST, SECTION ONE, as recorded in Plat Book 7900, Page(s) 753.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, BELL CREST, as recorded in Plat Book 7900, Page(s) 719.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9408, Page 320, as supplemented and amended in Book 9613, Page 20 and Book 9892, Page 927.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9771, Page 565.

Charter for Bell Crest Homeowners' Association, Inc. recorded as Book 9421, Page 454.

This is improved property located at 613 Bell Trace Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2025.

Keith Troup

Rotonya Troup

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Troup and Rotonya Troup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Holly A Mason, 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 2/14/25.

Holly A

Affiant Signature

2/14/25

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028