WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284589 DEEDWARR
06/16/2025 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20250616-0046599

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0850

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Syed Gilani	New Owner	091-06-0L-034.00-CO
(NAME)	(NAME)	
1065 Treaty Oaks Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SALOMON SAEZ AND JAMIE SAEZ, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYED GILANI,** a Single Person, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 34 on the plan of Treaty Oaks Cottages, as shown on Exhibit "B" to the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190228-0018398, amending the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, of record in Instrument No. 20141120-0107174, First Amendment of record in Instrument No. 20150113-0003651, Second Amendment of record in Instrument No. 20150814-0081914, Third Amendment of record in Instrument No. 20160826-0089501, Fourth Amendment of record in Instrument No. 20160922-0099884, Fifth Amendment of record in Instrument No. 20180725-0072479, and Sixth Amendment of record in Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Salomon Saez and Jamie Saez, Joint Tenants With Right Of Survivorship by Warranty Deed from Lindsay Sternad and spouse, Kenneth Sternad, Wife and Husband of record in Instrument No. 20210702-0089720, in the Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 02, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1065 Treaty Oaks Dr., Nashville, TN 37209
(House No.) (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 our hands this 11 day of June, 2025.

Salomon Saez

STATE OF ALABAMA
COUNTY OF Madison

On this 11 day of June, 20 25, before me personally appeared Salomon Saez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 5/28/28

(SEAL)

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large
My Commission Expires May 28, 2028

Witness our hands this 11th day of June, 2025.

Jamie Saez

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Alameda

On this 11th day of June, 20 25, before me personally appeared Jamie Saez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: June 12, 2025

(SEAL)

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/11/25 (date of document)

Regina Sullo

Affiant Signature

June 13, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506160046599