Karen Johnson Davidson County
Batch# 1285208 DEEDWARRSP
06/17/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,482.78
20250617-0047458

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,751.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shahid Zannain Shafi Uswa Mazhar	CMG Mortgage, Inc. dba CMG Home Loans	043-10-0E-016.00-CO
720 North Dupont Avenue	3160 Crow Canyon Road, Suite 400	
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT DUPONT PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAHID ZANNAIN SHAFI AND USWA MAZHAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 of Soren Homeowners Association, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions and ByLaws of record in Instrument No. 20220502-0050846, as amended in First Amendment of record in Instrument No. 20220505-0051992, Second Amendment of record in Instrument No. 20230803-0060210, as corrected in Instrument No. 20230807-0061034, as amended in Second Amendment to Restated Declaration of Covenants, Conditions and Restrictions in Instrument No. 20250403-0025394, ByLaws as amended in Instrument No. 20231031-0084941, in the Register's Office for Davidson County, Tennessee. Said unit being depicted in Exhibit "B" to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to AT Dupont Propco, LLC, a Delaware limited liability company by Warranty Deed from Madison Senior Living LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0050091 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 720 North Dupont Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2025.

AT DuPont Propco, LLC, a Delaware Limited Liability Company

By: _____

Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of AT DuPont Propco, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1.22.2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 11. 2025.

Affiant Signature

16th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202506170047458