Karen Johnson Davidson County
Batch# 1297211 DEEDWARR
07/14/2025 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250714-0055298

**WARRANTY DEED**

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. MM-25-10515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Emilee Burkitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

Danielle Crane
Notary Public

MY COMMISSION EXPIRES: 12/2/28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aiaz Ibrahimi | New Owner | |
| (NAME) | (NAME) | |
| 6576 Burkitt Road | | 187-00-0-029.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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/we, **Sandra R. Bolden, unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aiaz Ibrahimi, unmarried man**, 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 Lot No. 1 on the Plan of Bruckert Subdivision of record in Instrument No. 20011107-0122355, 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 Ricky D Bolden and wife, Sandra R Bolden by Warranty deed from William Michael Bruckert and wife, Judy Dianne Bruckert of record in Instrument No. 20160126-0007268 Register's Office for Davidson County, Tennessee, dated 1/21/2016 and recorded on 1/26/2016. Ricky D. Bolden died on July 2, 2024 leaving Sandra R. Bolden as surviving tenant by the entirety.**

**This is property more commonly known as 6576 Burkitt Road, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 14th day of July, 2025.

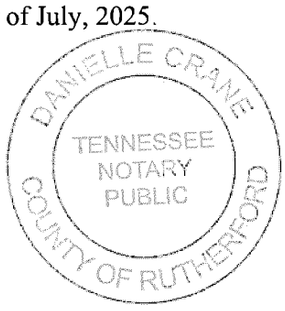
Sandra R. Bolden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2025, before me personally appeared Sandra R. Bolden, 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's (or persons') free act and deed.

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

Notary Signature
My commission expires:
12/7/28



**Tennessee Certification of Electronic Document**

I, Danielle Crane, 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 7/14/25 (date of document).

Danielle Crane
Affiant Signature

7/14/25
Date

State of TN

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD