(1)

WARRANTY DEED

Karen Johnson
Batch # 1304271
08/01/2025 08 10 30 AM
Fees $13 00 Taxes $1,013 80

Davidson County
DEEDWARR
2 pgs

20250801-0060899

MELANIE DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mir Ahmed Imran Ali	Same as new owner	108-16-0-078 00
(NAME) 1348 Timber Valley Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **Gary F. Dillard,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mir Ahmed Imran Ali and Akbari Shanaz,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Located in Nashville, County of Davidson, State of Tennessee, to-wit·

BEING Lot No 79A of the Zone Lot Division of Lots 77, 78 and 79 of Percy Priest Woods, Section Two, of record in Book 6250, page 582, amending Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Gary F Dillard, a single person, by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated March 12, 1996, of record in Book 9981, page 552, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 934 Hammack Dr , Nashville, TN 37214
(House Number) (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.

The herein described tract or parcel of land is not nor has it ever been the Grantor's primary residence

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5800, page 259 and Book 6250, page 582; restrictions of record in Book 5984, page 865; Book 6020, page 270; Book 6093, page 392; Book 6097, page 11; Book 6353, page 307 and Book 6560, page 667; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 29th day of July, 2025

Gary F. Dillard

Gary F Dillard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Gary F Dillard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of July, 2025

Notary Public
My Commission Expires

File No 39536

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026