Karen Johnson Davidson County
Batch# 1305944 DEEDWARR
08/04/2025 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250804-0061748

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2802

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Marlea D. Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of July, 2025

Notary Public

Commission Expires: 4/21/29

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ahsan Ali and Shirin Fatima 119 Lakebrink Drive Nashville, TN 37214	SWBC Mortgage Corp. 600 Fitzhugh Boulevard Ste 101 Smyrna, TN 37167	096 16 0A 052.00

WARRANTY DEED

FOR AND IN 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,

Marlea D. Hardin, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahsan Ali and Shirin Fatima, husband and wife

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:

A certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 38, as shown on the map entitled First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, Page(s) 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marlea D. Hardin by Special Warranty Deed from

Joseph P. Myers, Trustee, dated 11/18/2005 and recorded 11/18/2005 in Instrument Number 20051118-0139680, Register's Office for Davidson County, Tennessee.

Property Address: 119 Lakebrink Drive Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 119 Lakebrink Drive, Nashville, TN 37214

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 so 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.

Dated this the 30 day of July, 2025.

Marlea D. Hardin

Marlea D. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of July, 2025, before me personally appeared Marlea D. Hardin, 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 30 day of July, 2025.

Notary Signature
My commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/30/2025.

Affiant Signature – Joshua A. Terry

8/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27