WARRANTY DEED

Karen Johnson
Batch # 1355768
12/09/2025 10 57 50 AM
Fees $13 00 Taxes $1,979 50

20251209-0097836

Davidson County
DEEDWARR
2 pgs

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 ($535,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
ABDUL AHMADZAI (NAME)	**NEW OWNER** (NAME)	**141 05 0A 132.00**
933 FAIRDALE COURT NASHVILLE, TN 37221 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of December, 2025, the undersigned, **DANIEL G. WILSON AND MEGHAN H. SHILTS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ABDUL AHMADZAI, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **933 FAIRDALE COURT, NASHVILLE, TN 37221** and more particularly described as follows

Land in Davidson County, Tennessee being Lot No. 132 on the Plan of AVONDALE, PHASE 2, SECTION 2B of record in Instrument No 20161103-0116517 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel G. Wilson and Meghan H Shilts, husband and wife as tenants by the entireties, by Quitclaim Deed from Daniel G Wilson and Meghan H Shilts, a now married couple both who acquired title as unmarried, of record in Instrument No. 20200616-0061736, in the Register's Office of Davidson County, Tennessee, dated May 16, 2020 and recorded on June 16, 2020.

Being the same property conveyed to Daniel G Wilson, unmarried and Meghan H Shilts, unmarried, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes, of record in Instrument No 20170908-0092459, in the Register's Office of Davidson County, Tennessee, dated September 07, 2017 and recorded on September 08, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following·

1 Any and all visible easements lying on or across the property
2 Rights or claims of parties in possession not shown by the public records.
3 Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December, 2025

GRANTOR: DANIEL G. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DANIEL G. WILSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 5th day of December, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: MEGHAN H. SHILTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MEGHAN H. SHILTS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 5th day of December, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY