ELECTRONICALLY RECORDED 2025042553
Williamson County, Texas Total Pages: 4

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: 5/28/2025

Grantor: Nasir Akhtar Parkar

Grantor's Mailing Address:

999 Skrivanek Drive
Bryan, Texas 77802

Grantee: Maisha Parkar AKA Maisha Cheressse Paschal-Parkar

Grantee's Mailing Address:

123 Justin Leonard Drive
Round Rock, Texas 78664

Consideration:

The division of property ordered by the 261st District Court of Travis County, Texas, in Cause No. D-1-FM-23-005813 styled "In the Matter of the Marriage of Maisha Parkar and Nasir Akhtar Parkar and In the Interest of N.A.P., A Child" and ten dollars and other valuable consideration paid by Grantee. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

Real property located at 123 Justin Leonard Lane, Round Rock, Texas 78664, and more particularly described as:

LOT 26, BLOCK "C", FOREST CREEK SECTION 34, A SUBDIVISION IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDES 203-206, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN DOCUMENT NO. 200400350, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (SAID LOT LIES WHOLLY IN WILLIAMSON COUNTY, TEXAS.)

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Conveyance:

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility services at the property, and all funds held in escrow for payment of taxes and insurance premiums.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

Nasir Akhtar Parkar

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 5.29.2025 by Nasir Akhtar Parkar.

CRYSTAL MORRIS
Notary ID #134373756
My Commission Expires
May 23, 2027

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

THOMPSON SALINAS LONDERGAN LLP
8911 N. Capital of Texas Highway
Building 4, Suite 4260
Austin, Texas 78759
Tel: (512) 201-4083
Fax: (512) 298-1129

AFTER RECORDING RETURN TO:

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Pages: 4 Fee: $33.00
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Nancy E. Rister, County Clerk
Williamson County,Texas