Name and Address of New Owner:
Sozan Mohammed Faraj
370 Wallace Road, G-5
Nashville, TN 37211

Send Tax Statements To:
Shwan H. Sorani
1670 Allendale Drive
Nolensville, TN 37135

This Instrument Prepared By:
(Please Return Document to this Address)
J.D. Kious, Attorney
Kious, Rodgers, Barger, Holder & King, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Map and Parcel: 147-3B-26

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KARWAN FARAJ (FKA KARWAN FARAG)**, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **SOZAN MOHAMMED FARAJ,** hereinafter called the GRANTEE, her 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 Unit No. G-5, of Southern Hills Condominiums, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Karwan Farag by deed of record in Instrument Number 20060803-0094852, Registers Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 370 Wallace Road Condominium G-5, Nashville, TN 37211.

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, her heirs and assigns forever; and I do covenant with the GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Bill Garrett Davidson County
Batch# 135492 DEEDWARR
08/31/2018 09:55:50 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20180831-0086507

WITNESS my hand this 28th day of August, 2018.

KARWAN FARAJ

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARWAN FARAJ, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August, 2018.

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00.

Affiant Signature

Subscribed and sown to before me, this the 28th day of August, 2018.

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21