# WARRANTY DEED

Karen Johnson Davidson County
Batch# 249756 DEEDWARR
06/27/2019 03:07:08 PM 2 pgs
Fees: $13.00 Taxes: $1,211.75

20190627-0062655

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-ROA-19-3805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Vic Alexander and Linda Alexander** | NEW OWNERS | |
| (NAME) | (NAME) | **172-15-0A-152.00-CO** |
| **3805 Bryce Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARVAN A. ABDULKADER AND FERESHTE MOHAMMADI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIC ALEXANDER AND LINDA ALEXANDER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Section Ten, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 281 and 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karvan A. Abdulkader and Fereshte Mohammadi, husband and wife by Warranty Deed from Jesse Larrison and Crystal Larrison, husband and wife of record in Instrument No. 20151028-0109848 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on October 28, 2015.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page (s) 281 and 282, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9570, Page 22, as amended in Book 10256, Page 506 and Book 10258, Page 142, Register's Office for Davidson County, Tennessee.
- By-Laws of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Holt Woods Homeowner's Association, Inc. of record in Instrument Number 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 9303, Page 202 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 11030, Page 841, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3805 Bryce Road, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2019.

Karvan A. Abdulkader

Fereshte Mohammadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARVAN A. ABDULKADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FERESHTE MOHAMMADI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212