Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 253110 **DEEDWARR**
07/05/2019 11:30:20 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190705-0065771

Y-BR-19-3558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 15/03/2021

(AFFIX SEAL)

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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)
Thomas Scharff	New Owner	
(NAME)	(NAME)	**136-10-0B-058.00-CO**
3558 Seneca Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **AYOOB ABDULLAH AND DELVEEN ABDULLAH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS SCHARFF, A SINGLE MAN,** 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 a condominium apartment in Davidson County, Tennessee, being Unit No. 34 of Priest Lake Forest, Section 5, a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the plan of record in Book 5200, Page 627, amended in Book 10766, Page 791, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ayoob Abdullah by Quitclaim deed from Hishyar Ismail of record in Instrument No. 20180926-0095222 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 26, 2018.

Delveen Abdullah joins in this instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of Priest Lake Forestof record in Book 6145, Page 434 and Book 6145, Page 435, as amended in Book 6199, Page 270, and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.
- Amended By-Laws of record in Book 6021, Page 102, Book 6108, Page 18 and Book 6145, Page 433, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 5914, Page 467 and Book 5914, Page 508, 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: **3558 Seneca Forest Drive, Nashville, Tennessee 37217**.

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 28th DAY OF JUNE, 2019.

Ayoob Abdullah

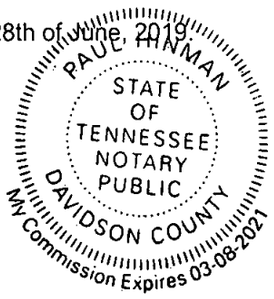
Delveen Abdullah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AYOOB ABDULLAH, 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 28th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELVEEN ABDULLAH, 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 28th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

