THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520742

Karen Johnson Davidson County
Batch# 263495 DEEDWARR
07/29/2019 11:55:35 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20190729-0074372

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $259,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Balasubramanian and Sheila Kusnoor 3506 B Wrenwood Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 116-08-1B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wael Dabagahi and Leslie Ann Kirk, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Balasubramanian and Sheila Kusnoor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 212 WOODMONT COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 212 WOODMONT COMMONS, a Horizontal Property Regime, of record in Instrument Number 20161221-0134181, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Wael Dabaghi and wife, Leslie Ann Kirk by Warranty Deed from Louis J. Resha, Jr. and wife, Gwenn B. Resha, recorded on the 24th day of October, 2016 in Instrument No. 20161024-0111860, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOT NOS. 29-34 AND 49-54 INCLUSIVE IN THE KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION, as recorded in Plat Book 547, Page(s) 134.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161221-0134181.

This is improved property located at 212B Woodmont Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2019.

Wael Dabagahi

Leslie Ann Kirk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wael Dabagahi and Leslie Ann Kirk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2019.

Notary Public

My Commission Expires: _____

