WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-23
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Karen Johnson Davidson County
Batch# 342542 DEEDWARR
01/13/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20200113-0004442

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Arbias & Autumn Lackey	Kelly Arbias & Autumn Lackey	043-10-OB-079.00CO
(NAME) 555 N Dupont Avenue, Unit 79	(NAME) 555 N Dupont Avenue, Unit 79	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LATIFA ABUNIAJ,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KELLY ARBIAS, A MARRIED WOMAN AND AUTUMN LACKEY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in Davidson County, Tennessee, being Unit D-79, as Established in the Master Deed for Madison Park Condominiums, of record in Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominum, of record in Book 5608, page 551 and addendum to Master Deed for Madison Park, a Condominium of record in Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal descripon, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Latifa A. Abuniaj, by Warranty Deed from Alex Mustafa, dated October 2, 2015 and recorded in Instrument No. 20151002-0100649, Register's Office for Davidson

County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 555 N DUPONT AVENUE, D79, MADISON, TN 37115

unimproved ☐
This is ☒ property, known as 555 N Dupont Avenue, Unit 79, Madison, TN 37115
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 8th day of January, 2020.

Latifa Abuniaj
Latifa Abuniaj

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of January, 2020, before me personally appeared Latifa Abuniaj known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 8th day of January 2020.

Julie Coone
NOTARY PUBLIC

My Commission Expires: 6-24-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)