THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200124513

Karen Johnson Davidson County
Batch# 361740 **DEEDWARR**
02/24/2020 08:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20200224-0019940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2020.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martha Brooks Spellings, Beverly Bundy Spellings, Rita Candler Spellings, and Rita Freeman Silen 1201 Stratton Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-05-0F-001.00-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, **Hanya Senno, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha Brooks Spellings , an unmarried woman and Beverly Bundy Spellings , an unmarried woman and Rita Candler Spellings , an unmarried woman and Rita Freeman Silen , an unmarried woman, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium townhome situated in Davidson County, Tennessee, being Unit "A", on the Plan of Horizontal Property Regime of 1201 Stratton Avenue, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of the Townhomes at Stratton, of record as Instrument No 20150619-0059035, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in he Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Horizontal Property Regime of 1201 Stratton Avenue as shown on Exhibit "B" to the Master Deed, of record as aforementioned, for a more complete description and placement of such unit Land in Davidson County, Tennessee, being Unit "A" The Townhomes at Stratton, a horizontal Property Regime, as established in Master Deed 20150619-0059035 recorded in the Register Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Hanya Senno, a single woman by Warranty deed from The Twin Team LLC of record in Instrument No. 20151117-0116513 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 17, 2015.

The execution of this instrument is effected by the signature of Firas Sadallah Senno as Attorney-in-fact for Hanya Senno, which Power of Attorney is recorded in Instrument Number 20200224-0019937, Register's Office for 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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Townhomes at Stratton of record in Instrument Number 20150619-0059035, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1201 Stratton Avenue Nashville TN 37206

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 20th day of February, 2020.

Hanya Senno by Firas Sadallah Senno Attorney in Fact

Hanya Senno by Firas Sadallah Senno, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Firas Sadallah Senno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Hanya Senno and that he is authorized by Hanya Senno to execute this instrument on their behalf.

WITNESS my hand, at office, this 20th day of February, 2020.

CHAD T. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____