#14578 Ret: Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 629
Nashville TN 37217

Karen Johnson Davidson County
Batch# 373138 DEEDWARR
03/17/2020 08:08:28 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20200317-0029151

| | |
|---|---|
| HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF** Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $192,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 13th day of March, 2020.<br>Notary Public<br>My commission expires: |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Mahad Mohamoud and Sanda Mohamed** | UIF Corporation | **135-12-0D-147.00** |
| **1147 Nashboro Blvd** | 29777 Telegraph Rd. | |
| **Nashville, TN 37217** | Southfield, MI. 48034 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Karmen M. Vance, a single woman**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Mahad Mohamoud and Sanda Mohamed, wife and husband**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 147 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Karmen M. Vance, a single woman by Warranty deed from Bonnie G. Long, unmarried of record in Instrument No. 20160609-0058549 Register's Office for Davidson County, Tennessee.

This is improved property known as **1147 Nashboro Blvd, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, thier heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of March, 2020.

Karmen M Vance

Karmen M. Vance

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Karmen M. Vance, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of March, 2020.

Carla Ikard

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 20-000018-524