Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6878

Karen Johnson Davidson County
Batch# 396975 **DEEDWARR**
05/07/2020 12:24:14 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25

20200507-0047725

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $372,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2020.

Notary Public
My Commission Expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Bruce Bachert 909 Cahal Avenue Nashville, TN 37206	~~NEW OWNER~~	072-09-3C-001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Ali I. Ebadah, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Bruce Bachert, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 911 Cahal Avenue Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170921-0097061, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beingthe same property conveyed to Ali Abadah, by deed from 508 Investors, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160812-0084169, Register's Office for Davidson County, Tennessee, dated August 9, 2016 and recorded on August 12, 2016.

The execution of this instrument is effected by the signature of Budoor Alkhazaali as Attorney-In-Fact for Ali I. Ebadah, which Power of Attorney is recorded as Instrument No. 20200406-0030145, in the Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached hereto as Exhibit "A" and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **909 Cahal Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 4th day of May, 2020.

GRANTOR:

Ali I Ebadah by Budoor Alkhazaali, his Attorney-In-Fact

Ali I. Ebadah by Budoor Alkhazaali, his Attorney-In-Fact

STATE ~~OF~~ Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Budoor Alkhazaali, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for Ali I. Ebadah, and that he is authorized by Ali I. Ebadah to execute this instrument on his behalf.

WITNESS my hand and seal at office this 4th day of May, 2020.

Notary Public
My Commission expires: 8-29-2021

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Ali I. Ebadah
To: Benjamin Bruce Bachert

STATE OF Tenn
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principals' death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 4th day of May, 2020.

Notary Public
My Commission Expires: 8-19-2021

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY