Karen Johnson Davidson County
Batch# 412362 DEEDWARR
06/09/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20200609-0059023

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C20-0344

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of May, 2020

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mayelin Diaz 500 Paragon Mills Road Apt. D8 Nashville, TN 37211	Fifth Third Bank, National Association 5001 Kingsley Drive MD: 1MOBA8 Cincinnati, OH 45227	133-11-0A-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nazdar Mustafa Musa and Shevan Esmat Khalid, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mayelin Diaz, a married woman

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:

The following described condominium unit located in the City of Nashville, in Davidson County, Tennessee, to-wit:

Unit D-8, in a Horizontal Property Regime as shown on the condominium site plan of Canterbury Hall Condominium Apartments, as of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.

The Premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act' as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained In the Master Deed Establishing a Horizontal Property Regime of Canterbury Hall Condominium Apartments, as of record in Plat Book 5200, Page 159, and

Master Deed of record in Book 5440, Page 255 and 298 as amended in Book 5441, Page 819, and Book 5865, Page 101; and Charter of record in Book 5446, Page 152, said Register's Office.

Being the same property conveyed to Nazdar Musa by Special Warranty deed from Fannie Mae A/K/A Federal Mortgage Association of record in Instrument No. 20101130-0095028 Register's Office for Davidson County, Tennessee, dated November 20, 2010 and recorded on November 30, 2010 . (Value of consideration shown in aforementioned deed $54,750.00 .) Being also known as 500 Paragon Mills Road D-8 Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 500 Paragon Mills Road, Apt. D8, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2020.

Nazdar Mustafa Musa

Shevan Esmat Khalid

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nazdar Mustafa Musa and Shevan Esmat Khalid** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

