Karen Johnson Davidson County
Batch# 433904 DEEDWARR
07/09/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,228.25
20200709-0074939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $872,500.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential and Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Hayden and Christy Coggin Hayden, Joint Tenants with Right of Survivorship	Alex Hayden (NAME)	
1412A Woodmont Boulevard (ADDRESS)	1412A Woodmont Blvd (ADDRESS)	117-12-2D-001-00
Nashville, TN 37215-1630 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Azizuddin Sayed, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alex Hayden and Christy Coggin Hayden, Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and being Unit A of 1412 Woodmont Boulevard, as shown on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, 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 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 Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, and By Laws appended thereto, establishing a Horizontal Property Regime of 1412 Woodmont Boulevard, appearing of record in Instrument 20190221-0015557. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ideal Solutions, LLC by Warranty deed from Paul W. Schiel, Jr. and spouse, Penney V. Schiel, a one half interest and Lenore T. Brown, a one half interest, the half interests, as they relate to one another, to be held as tenants in common of record in Instrument No. 20180821-0082775 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Azizuddin Sayed by Quitclaim deed from Ideal Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20190221-0015556 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1412A Woodmont Boulevard, Nashville, TN 37215-1630
(House Number) (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 my/our hand(s) this 6th day of July, 2020.

WARRANTY DEED
(Continued)

Azizuddin Sayed, by Adeel Mohammed, Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adeel Mohammed, Attorney in Fact for Azizuddin Sayed, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

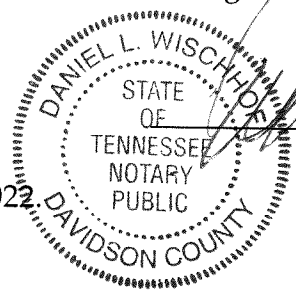
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.