(1)

**Send Tax Statements To:**
New Owner

**Name and Address of New Owner:**
Shady Abuelzein
4051 Saddlecreek Way
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 442375 DEEDWARR
07/22/2020 01:14:57 PM 3 pgs
Fees: $18.00 Taxes: $743.66
20200722-0080562

From Information Furnished By The Parties

**Map and Parcel** 175-2-G/49CO

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

**WARRANTY DEED**

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, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **SHADY ABUELZEIN AND CHRISTINE WAHBA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 6301, on the plan of Old Hickory Commons, Section 5, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940 and Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., A Tennessee Corporation, by deed from Old Hickory Commons, LLC, A Tennessee Limited Liability Company, dated May 14, 2020, appearing of record in Instrument No. 20200520-0052327, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20190502-0040940; amended in Instrument Number 20190502-0040941; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty- Foot (50') Colonial Pipeline Easement filed for record in Book 3570, page 11; Declaration of Protective Covenants, Conditicns and Restrictions for Old Hickory Commons Section One, filed for record as Instrument Number 20070920-00112646, as amended by Instrument Number 20071213-0143334 and further amended by Instrument Number 20080710-0071087 ; Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20080317-0026338, as amended by Instrument Number 201012220-101832, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094 and in Instrument Number 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons Sections Two and Three and Amendment, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a Corporation , of record as Instrument Number 20080709-0070604; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a Corporation, of record as Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville 1, LLC recorded as Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535, and Book 11124, page 716; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and Instrument Number 20190502-0040941; Boundary Survey Plat of record in Instrument Number 20190820- 0083637; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SHADY ABUELZEIN AND CHRISTINE WAHBA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of June, 2020.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
Ben Blake, Vice President

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 26th day of June, 2020.

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10/14/22

# AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,990.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 26th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 10/16/22

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY