RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0457-47139

Karen Johnson Davidson County
Batch# 465403 DEEDWARR
08/27/2020 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200827-0097250

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2020.

Lauren J. Tipton
Notary Public

MY COMMISSION EXPIRES: 4/17/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nawzad Z. Babiry, single man	New Owner	Map: 162160A08300CO
(NAME)	(NAME)	
1 Mimosa Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHEL F. HANNA, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAWZAD Z. BABIRY, SINGLE MAN,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1, Building 17 of Hickory Hollow Condominiums, formerly Mill Creek Club, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Hollow Condominiums, formerly Mill Creek Club of record in Book 4887, Page 961, as amended, also shown in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests 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 buildings thereof; said Unit being depicted in the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michel F. Hanna, an unmarried man, by deed from Bano H. Uddin and Mukarram Uddin, husband and wife, of record in Instrument No. 20150430-0038827, dated April 22, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Page 103, said Register's Office.

All matters of record in Plat Book 4675, Page 88 and Plat Book 4860, Page 11, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 5000, Page 610, amended in Book 5689, Page 502, in the Register's Office for Davidson County, Tennessee.

Articles of Merger of Homeowners Association of record in Book 9150, Page 798, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.

Easement for Water Main of record in Book 5025, Page 614, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 5020, Page 739 and Book 5373, Page 110, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065775, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4792, Page 725, amended in Book 6396, Page 504, Book 4887, Page 961, amended in Book 5000, Page 607, Book 5101, Page 809, amended and restated in Book 10468, Page 653, Instrument No. 20040805-0094013, Instrument No. 20050810-0094534 and Instrument No 20080619-0063139, Book 4887, Page 982, amended in Book 10468, Page 691, and Instrument No 20080619-0063138, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1 Mimosa Court, Antioch, TN 37013
(House No.) (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 our hands this 24th day of August, 2020.

Michael F Hanna
Michel F. Hanna

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 Michel F. Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of August, 2020.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andee Anthony, 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.

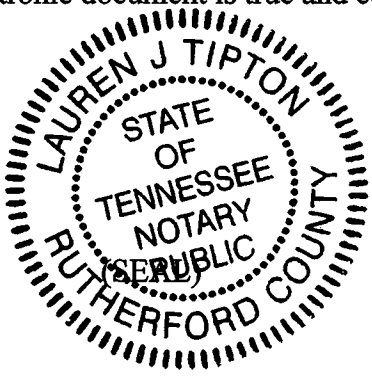
Andee Anthony
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lauren J. Tipton, a notary public in and for the aforesaid county and state, the within named Andee Anthony, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren J Tipton
Notary Public

My Commission Expires: 4/17/2023

900