WARRANTY DEED

File #2020093284

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL

Karen Johnson Davidson County
Batch# 484506 DEEDWARR
09/28/2020 11:11:46 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200928-0111174

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NJJ Development, LLC	NEW OWNER	164-10-0B-022.00-CO
(NAME)	(NAME)	
5129 Ander Dr	5129 Ander Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bishoy Nessim and Lydia Yani, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NJJ Development, LLC,** 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:

Land in Davidson County, Tennessee, being Unit No. 1216 on the Plan of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Bishoy Nessim and Lydia Yani, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190226-0017166 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 26, 2019.

This conveyance is subject to: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180116-0004525 and Instrument No. 20181220-0123931, Register's Office for Davidson County, Tennessee; Charter of record in Instrument Number 20180116-0004507, in the Register's Office for Davidson County, Tennessee.; Sewer Easements of record in Instrument Number 20020823-0102072 and Instrument No. 20030923-0140664, in the Register's Office for Davidson County, Tennessee.; Public Utilities Easement of record in Instrument Number 20020828-0104004, in the Register's Office for Davidson County, Tennessee.; Maintenance obligations with respect to the common areas of Summerfield of record in Instrument Number 20010308-0021946, in the Register's Office for Davidson County, Tennessee.; Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20171122-0119988, in the Register's Office for Davidson County, Tennessee.; Stormwater Facilities and Systems of record in Instrument Number 20170530-0053248, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4330 Summercrest Blvd, Antioch, TN37013

(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 successors 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 successors 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 September, 2020.

Bishoy Nessim

Lydia Yani

Lydia Yani

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Bishoy Nessim and Lydia Yani , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of September, 2020.

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128