Karen Johnson Davidson County
Batch# 489820 DEEDWARR
10/06/2020 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201006-0115463

Document prepared by:
Res/Title, Inc
175 Metro Center Boulevard, Suite 4
Warwick, RI 02886
Return to: Res/Title, Inc

175 Metro Center Boulevard, Suite 4

Warwick, RI 02886

Parcel ID# 092-16-0-D-530.00CO
Sent taxes to:
Georges M. Meleka and Afaf H. Meleka
1803 Broadway 530, Nashville, TN 37203

WARRANTY DEED

Georges M. Meleka and Afaf H. Meleka, husband and wife, for $10.00 consideration paid grant to Georges M Meleka and Afaf H Meleka, Trustees of The living Trust of georges M. Meleka and Alaf H. Meleka dated May 7, 2006 as restated November 25, 2014, the following described real estate:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 530 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE RECORDED DECEMBER 21, 1857 IN BOOK 21, PAGE 39, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC DATED OCTOBER 4, 2002, UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER 20050517-0055639, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED .69% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.

TOGETHER WITH TWO PARKING STALLS #118 AND #42.

THE PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING:

• MASTER DEED OF RECORD IN INSTRUMENT NUMBERS 20050517-0055639; 20070615-0071857; AND 20060307-0026614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• ALL MATTERS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• ASSOCIATION CHARTER OF RECORD IN INSTRUMENT NUMBER 20071024-0125856; AND 20071113-0132706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES CONVEYED IN DEED DATED 11/05/2014 AND RECORDED 11/10/2014 AT INSTRUMENT 20141110-0103494.

PROPERTY ADDRESS: 1803 BROADWAY 530, NASHVILLE, TN 37203

To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behalf of the said Grantees, their heirs and assigns, forever as tenants by the entirety.

Executed this 26 day of 09 SEPT, 2020.

Georges M. Meleka

Afaf H. Meleka

State of ~~Tennessee~~ California
County of Orange

Then personally appeared before me on this 26th day of September 2020, the said Georges M. Meleka and Afaf H. Meleka and acknowledged the foregoing to be their voluntary act and deed.

V. L. KLEINBERG
COMM. #2323396
Notary Public · California
Orange County
My Comm. Expires Mar. 9, 2024

Notary Public
Commission expires: 3-9-2024

True Copy Certification

I, James V. Paolino, 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 Rhode Island

County of Kent

Personally appeared before me, Dena Robinson, a notary public for this county and state, James V. Paolino who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DENA M. ROBINSON
Notary Public, State of Rhode Island
My Commission Expires:

Notary's Signature

My Commission Expires: 7/18/2021
Notary' Seal (if on paper)