Karen Johnson Davidson County
Batch# 516634 DEEDWARR
11/13/2020 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $955.30
20201113-0134388

GENERAL WARRANTY DEED

This Instrument Was Prepared By: Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027		
Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Hassan A. Moghadom **2225 Silverton Drive** **Nashville, TN 37207**	New Owner	**050-02-0A-336.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$258,190.00**

Affiant

Sworn to and subscribed before me this 6th day of November, 2020.

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: 4-13-2022

Notary Public
My commission expires: 4-13-22

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Hassan A Moghadom and Shahla Ghadrdan, Husband and Wife** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, being Unit 336 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener' s Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia limited liability company by Special Warranty deed from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20191205-0125680 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 05, 2019.

This is improved property known as **2225 Silverton Drive, Nashville, TN 37207.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 6th day of November, 2020.

GRANTOR:

SDH NASHVILLE LLC, a Georgia limited liability company

By: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the President of SDH Nashville LLC, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Andrew T. Pfeifer, as President.

Witness my hand, at office, this 6th day of November, 2020.

_____
Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20171116-0117974 as Corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, amended and restated in Instrument No. 20171116-0117974, Scrivener's Affidavit in Instrument No. 20171122-0119839 and amended in Instrument No. 20180105-0001817 and Third supplement amendment recorded in Instrument No. 20191112-0116482 and Instrument No. 20190325-0026876, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052, Instrument No. 20100903-0070291, Instrument No. 20170918-0095214, Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273, in the Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20160128-0008211 and Instrument No. 20160128-0008261, in the Register's Office for Davidson County, Tennessee.

6. Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.

9. Application for Greenbelt Assessments - Agricultural of record in Instrument Nos. 20140722-0065104, 20140722-0065105, 20120213-0012668 and 20180302-0019975, in the Register's Office for Davidson County, Tennessee.

10. Deed of Common areas to HOA of record in Instrument Number 20180410-0033776, in the Register's Office for Davidson County, Tennessee.

11. Easement for Sanitary and/or Storm Drainage of record in Instrument Number 20190314-0023490, in the Register's Office for Davidson County, Tennessee.

12. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

13. Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022