RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Rami Zaidoun Nofal
801 Inverness Avenue, Unit B3
Nashville, TN 37204

Send Tax Bills To:
Rami Zaidoun Nofal
801 Inverness Avenue Unit B3
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 519706 DEEDWARR
11/23/2020 08:57:08 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20201123-0137119

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118020C02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul L. Sek, an unmarried man,** the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rami Zaidoun Nofal, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. B-3 of Village South Condominiums, a Horizontal Property Regime, 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 Village South Condominiums of record in Instrument Number 20070821-0100079, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and Interest 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 on Exhibit to said Master Deed; together with a percentage Interest In the common elements and voting percentage as set forth in Exhibit 20070821-0100079 to said Master Deed.

Being the same property conveyed to Paul L. Sek, an unmarried man, by Special Warranty Deed from SPH Property One, LLC, a Delaware Limited Liability Company, recorded on June 24, 2020, of record in Instrument No. 20200624-0068059, Register's Office for Davidson County, TN.

This is improved property known as 801 Inverness Ave., #B-3, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2020.

_____(SEAL)
Paul L. Sek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2020, before me personally appeared Paul L. Sek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2020.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, 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
20th day of November, 2020.

Notary Public
My commission expires:
File No. 2020-1871

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022