THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 523144 **DEEDWARR**
12/01/2020 03:34:46 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20201201-0139633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,100,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberlee Maphis Early & Robert L. Early	New Owner	MAP 104-02-0-045
110 31st Avenue North Unit # 904		PARCEL070.00-CO
Nashville, TN 37203		
(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, WE, **Hazem Ouf and Janna Ouf, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberlee Maphis Early and Robert L. Early, wife and husband**

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 904, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record in Instrument Number 20080401-0032619, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record in Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Included in the conveyance are the parking spaces #48 & 49 on Level 2 and the Storage Space #8 on Level 1 assigned to Unit 904.

Being the same property conveyed to Hazem Ouf and Janna Ouf by Warranty deed from Dr. L. Dean Knoll of record in Instrument No. 20141001-0090759 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 01, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 57, Page 46; (3) the Master Deed establishing a Horizontal Property Regime of The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974; (4) Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042; (5) Bylaws of the West End Condominium Association of record in Instrument Number 20080401-0032619; (6) Stormwater Detention Agreement in Instrument No. 20051013-0123588; (7) Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589; (8) Grant of Easement of record in Instrument Number 20140328-0025603; (9) Article of Conversion to LLC of record in Instrument Number 20050921-0113643 (10) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (11) Subject to rights of others in and to the common areas and/or elements; (12) all applicable governmental and zoning regulations.

This is IMPROVED property known as **110 31st Avenue North Unit # 904, Nashville, TN 37203.**

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 the 30th day of November, 2020.

Hazem Ouf by James A. Waechter attorney-in-fact
Hazem Ouf by James A. Waechter, Attorney-in-Fact

Janna Ouf by James A. Waechter attorney-in-fact
Janna Ouf by James A. Waechter, Attorney-in-Fact

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 **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Hazem Ouf and Janna Ouf**, as their Attorney in Fact, as the free act and deed of the within named **Hazem Ouf and Janna Ouf.**.

Witness my hand and official seal this the 30th day of November, 2020.

My Commission expires Mar 6, 2024

Notary Public

DAVID GANT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON