Karen Johnson Davidson County
Batch# 548171 DEEDWARR
01/06/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210106-0002711

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Heather L Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2021.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 20-11390

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Salar Mohammed (NAME)	New Owner (NAME)	135-08-0A-833.00-CO
833 Long Hunter Ct. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Erica Lee, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salar Mohammed, a single man**, 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 833 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions in Record Book 4827, Page 14 and supplemented in Book 5469, Page 840, and Master Deed in Book 5333, Page 957, all in the Register's Office for Davidson County, Tennessee, and more particularly described in Book 5200, Page 80, said Register's Office, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Erica Lee, an unmarried woman by Deed dated October 30, 2015 from Malissa F. Bowman an unmarried woman, recorded November 4, 2015, in Instrument Number 20151104-0112455, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Declaration of Covenants and Restrictions of record in Book 4827, Page 14, as supplemented in Book 5469, Page 840, Register's Office for Davidson County, Tennessee.

2. Subject to all matters contained in Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.

3. Subject to HOA Charter in Book 4828, Page 834 and Book 5344, Page 959, Register's Office for Davidson County, Tennessee.

4. Subject to Easement in Book 4821, Page 107, Register's Office for Davidson County, Tennessee.

5. Subject to Easement to Comcast of record in Instrument No. 20170717-0071705, Register's Office for Davidson County, Tennessee.

6. Subject to and all existing easements and all other matters shown on plat of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

7. This property is subject to mandatory HOA Dues.

8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 833 Long Hunter Court, Nashville, TN 37217.

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. Whenever 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 my/our hand(s) this 5th day of January, 2021.

Erica Lee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of January, 2021, before me personally appeared Erica Lee, 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 5th day of January, 2021.

D. TODD SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY