WARRANTY DEED

Karen Johnson Davidson County
Batch# 549987 DEEDWARR
01/08/2021 02:05:30 PM 2 pgs
Fees: $13.00 Taxes: $802.90
20210108-0004081

J-SB-BMR-20-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.22

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendra Butler	**New Owner**	
(NAME)	(NAME)	
2026 Pinecrest Dr		**162-09-0D-030.0-0CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BASHAR AL AKAYSHEE, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDRA BUTLER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of Pinecrest Townhomes, a Planned Unit Development, a Horizontal Property Regime of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20081230-0123641, as amended in 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bashar Al Akayshee, a married person by Warranty deed from J.D. Eatherly, married of record in Instrument No. 20170720-0073218 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 20, 2017. (Value of consideration shown in aforementioned deed $179,900.00.) Being also known as 2026 Pinecrest Dr 30 Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081230-0123641, as amended in Instrument No. 20120328-0026504, 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
- Easement for Access, Parking, Sign and Landscape of record in Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Slope Easements of record in Book 7818, Page 741, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20080508-0047420, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079896, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2026 Pinecrest Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7 DAY OF JANUARY, 2021.

Bashar Al Akayshee by John Gleaves, Attorney-In-Fact

Sara Akayshee by John Gleaves, Attorney-In-Fact

**Sara Akayshee joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BASHAR AL AKAYSHEE AND SARA AL AKAYSHEE, and who acknowledged he/she/they executed the same as the free act and deed of the said BASHAR AL AKAYSHEE AND SARA AL AKAYSHEE.

Witness my hand and official seal, this the 7th of January, 2021.

Patricia J Parsons

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John A Bell Jr., 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 Davidson

Personally appeared before me, Deliora [illegible] notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

DELIORA COULTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY