Karen Johnson Davidson County
Batch# 552919 DEEDWARRSP
01/12/2021 01:54:30 PM 6 pgs
Fees: $33.00 Taxes: $249.29
20210112-0005467

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

AMY JOHNSON
OS NATIONAL, LLC - MMT - DEPT. 04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
REF: FATIMAS-REALTY-GROUP-28

OWNER (SEND TAX BILLS TO):

FATIMAS REALITY GROUP DE LLC
9450 SW GEMINI DR. PMB 24942
BEAVERTON, OR 97008

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GILBERT SIMAS, a single person (herein, "Grantor"), whose address is 5107 NE 130th Street, Vancouver, WA 98686, hereby sells, transfers and conveys to FATIMAS REALITY GROUP DE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 9450 SW Gemini Dr., PMB 24942, Beaverton, OR 97008, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 320 Old Hickory Blvd., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

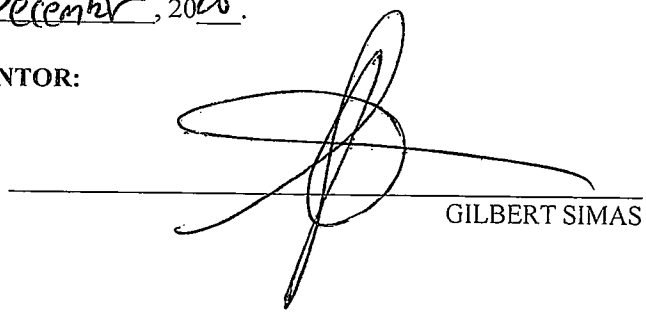
AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

PIN NO: 128129A15500C0

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 9th day of December, 2020.

GRANTOR:



GILBERT SIMAS

STATE OF WA
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GILBERT SIMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2020.

[Affix Notary Seal]

Natalie Rodriguez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-09-2020

NATALIE RODRIGUEZ
Notary Public
State of Washington
Commission Number 204618
My Commission Expires
December 9, 2022

OATH OF CONSIDERATION

STATE OF WA
COUNTY OF Clark

The actual consideration or value, whichever is greater, for this transfer is $ ~~241,3600.00~~ SW 67,375

Grantee:

FATIMAS REALITY GROUP DE LLC, a Delaware limited liability company

By: _____
Printed Name: Gilbert Simas
Title: President

Subscribed and sworn to under oath before me, this 9th day of December, 2020 by GILBERT SIMAS, as President of FATIMAS REALITY GROUP DE LLC, a Delaware limited liability company.

[Affix Notary Seal]

Natalie Rodriguez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-09-2022

NATALIE RODRIGUEZ
Notary Public
State of Washington
Commission Number 204618
My Commission Expires
December 9, 2022

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 2805, BUILDING NO. 2, ON THE PLAN OF SECTION 2, PHASE 1C, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 28, TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20040716-0084972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUMS AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THIS BEING THE SAME PROPERTY CONVEYED FROM GILBERT SIMAS AND NATALIE RISSER, A FORMERLY MARRIED COUPLE WHO WERE DIVORCED ON DECEMBER 19, 2017, TO GILBERT SIMAS, A SINGLE PERSON, BY DEED DATED 11/04/2019 AND RECORDED ON 11/12/2019 AS INSTRUMENT NUMBER 20191112-0116078, IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20191112-0116078 on November 12, 2019.

PIN NO: _____

STREET ADDRESS:

320 Old Hickory Blvd, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Stacy Martin, 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.

Stacy Martin

Signature: Stacy Martin

State of GEORGIA
County of GWINNETT

Personally, appeared before me, Cathy A. Harris, a notary public for this county and state, Stacy Martin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathy A. Harris

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

