WARRANTY DEED



J-SB-ROA-20-5004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Hassan Mahmut and Asma Abdulkader	**New Owner**	
(NAME) **5004 Megan Drive**	Karen Johnson Davidson County Batch# 569584 **DEEDWARR** 02/05/2021 03:16:59 PM 2 pgs Fees: $13.00 Taxes: $1,054.50 20210205-0017184	**98-13-D-23.00CO**
(ADDRESS) **Hermitage, TN 37076**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **ROBERT DANIEL BROADWAY, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HASSAN MAHMUT AND WIFE, ASMA ABDULKADER,** 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 Lot No. 23 on the Plan of Windsong Subdivision, of record in Instrument No. 20001122-0115313, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie M. Gannon Broadway by Warranty Deed from The McCullough Company, LLC, recorded April 14, 2003 in Instrument No. 20030414-0049071, Register's Office for Davidson County, Tennessee. The said Marjorie M. Gannon Broadway having since died testate on August 4, 2020 and whose Estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, under Docket No. 20P-1774. Per her Last Will and Testament, said property was devised to her spouse, Robert Daniel Broadway.

Being the same property conveyed to Robert Daniel Broadway by Executor's Deed as of record in Instrument No. 20210205-0017183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Nos. 20001121-0115020, 20010831-0094848 and 20200615-0060626, 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.
- Charter of Homeowner's Association of record in Book 11472, Page 850, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20070604-0066316, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20090923-0088560, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20000627-0063950, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 11720, Page 508, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5004 Megan Drive, Hermitage, Tennessee 37076**.

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 2nd DAY OF FEBRUARY, 2021.

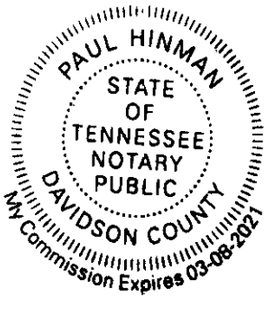
Robert Daniel Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DANIEL BROADWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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