Karen Johnson Davidson County
Batch# 579415 DEEDWARR
02/26/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210226-0024629

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2781
Parcel ID: 174 11 0B 004.00

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-10632-RL

Property Address:
6017 Cane Springs Road, Nashville, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Nathaniel True
6017 Cane Springs Rd.
Nashville, TN 37013

Address of New Owner:
Nathaniel True
6017 Cane Springs Rd.
Nashville, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SHEVAN K. AGID, JR and IFTIKAR DAWOUD, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NATHANIEL PATRICK TRUE, an single man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Grove at Cane Ridge, Phase One (formerly known as Waterford Estates) of record in Plat at Instrument No. 20120301-0018228, 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 SHEVAN K. AGID, JR and IFTIKAR DAWOUD, husband and wife by Deed dated March 13, 2018 from JOHN SMITH etux VIRGIE L. SMITH, recorded March 19, 2018, in Instrument Number 20180319-0025787, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6017 Cane Springs Road, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20120301-0018228, Register's Office for Davidson County, Tennessee.

3. Transmission line easement granted to United States of America as contained in Book 4428, page 565, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to United Telephone Company as contained in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson

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County as contained in Book 5078, page 476, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20050413-0041341, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Instrument No. 20010816-0088852 and Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

8. Common Area Conveyed to Homeowner's Association of record in Instrument No. 20010815-0088361, Instrument No. 20110128-0007971 and Instrument No. 20160614-0059957, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848, Instrument No. 20040319-0031603, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182 and Instrument No. 20120604-0048269, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22nd day of February, 2021.

SHEVAN K. AGID, JR

Iftikar Dawoud

IFTIKAR DAWOUD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SHEVAN K. AGID, JR and IFTIKAR DAWOUD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of February, 2021.

Notary Public

My Commission Expires:
11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $325,000.00.

Katherine B. Smith

Affiant

SWORN TO and subscribed before me on this 22 day of February, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires:
10/23/2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

