PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Elias Emil Hassan & Jennifer Marie Hassan
1720 WATERS EDGE CT
MURFREESBORO, TN 37130

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 580061 DEEDWARR
03/01/2021 08:42:09 AM 5 pgs
Fees: $28.00 Taxes: $1,637.25
20210301-0025061

Map/Parcel
118021K30200CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Barry D. King, a one-half undivided interest as tenant in common and Anthony W. King, a one-half undivided interest as tenant in common** ("Grantors"), has this day bargained and sold and does hereby transfer and convey unto **Elias Emil Hassan and wife, Jennifer Marie Hassan, as tenants by the entireties,** ("Grantees"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 302, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as

part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Barry D. King, a one-half undivided interest as tenant in common and Anthony W. King, a one-half undivided interest as tenant in common, by Warranty Deed dated September 7, 2017, of record in Instrument No. 20170914-0093886, Register's Office for Davidson County, Tennessee.

Subject to all matters of plat of record in Instrument No. 20151007-0102052; Declaration of Covenants, Conditions & Restrictions for Broadstone Eight, of record in Instrument No. 20151021-0107308; Easement Agreement of record in Instrument No. 20160926-0101241; Development and Access Easement Agreement of record in Instrument No. 20151021-0107312; Reciprocal Easement Agreement Relating to Parking Garages, of record in Instrument No. 20151021-0107311; Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, to the Metropolitan Government of Nashville, of record in Instrument No. 20150730-0075029; Master Declaration for Eighth South Mixed-Use Condominium, of record in Instrument No. 20170619-0061465; Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466; Notice of Completion filed August 11, 2017, of record in Instrument No. 20170811-0082480; Notice of Completion filed August 16, 2017, of record in Instrument No. 20170816-0083824; Charter of Eighth South Mixed Use Condominium Association, Inc. of record in Instrument No. 20170816-0084240; Charter of Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170816-0084241, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and

unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2018 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS OUR HANDS on this the 12th day of February, 2021.

"GRANTORS"

Barry D. King

Anthony W. King

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Barry D. King the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 12th day of February, 2021.

NOTARY PUBLIC

My commission expires: 2-27-24

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Anthony W. King the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 12th day of February, 2021.

NOTARY PUBLIC

My commission expires: 2-27-24

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $442,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 12th day of February, 2021.

NOTARY PUBLIC

My commission expires: 2-27-21

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY