WARRANTY DEED

Karen Johnson Davidson County
Batch# 581591 DEEDWARR
03/02/2021 01:14:15 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20210302-0026650

J-SB-USH-21-7032

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 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)
Birgit A. Barnes	**New Owner**	
(NAME)	(NAME)	**141-15-0A 025.00-CO**
7029 Cotton Blossom Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GHAZI F. ASFOUR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BIRGIT A. BARNES, MARRIED,** 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. 65 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, 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 Ghazi F. Asfour by Warranty deed from Burton B. Collins and wife, Margaret Alice Collins and Norma J. Collins, an unmarried person of record in Instrument No. 20020724-0088853 Register's Office for Davidson County, Tennessee, dated July 22, 2002 and recorded on July 24, 2002.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 27, as amended Instrument Number 20060807-0096408, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4788, Page 950, amended in Book 4871, Page 640, Book 4892, Page 689 and Supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5855, Page 605, Book 5917, Page 310, Book 5969, Page 156 and Book 6298, Page 934, 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.
- By-Laws for Rolling River Estates, Inc. of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Charter for Rolling River Estates Inc. of record in Book 4892, Page 671, as amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas, open space, etc. to Rolling River Estates, Inc. of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
- Grant of Sewer Line Easement of record in Book 10766, Page 44, in the Register's Office for Davidson County, Tennessee.
- Deed and Right of Way Easements to Metropolitan Government in of record in Book 8421, Page 981, 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 **unimproved** property known as: **7032 Cotton Blossom Ln, Nashville, Tennessee 37221**.

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 26th DAY OF FEBRUARY, 2021.

Ghazi F. Asfour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GHAZI F. ASFOUR, 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 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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