WARRANTY DEED

2021-123

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of February, 2021.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 584640 **DEEDWARR**
03/04/2021 11:16:50 AM 2 pgs
Fees: $13.00 Taxes: $2,264.40

20210304-0028252

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Safia Nawazish Salaria 1413 14th Avenue S Nashville, TN 37212	NEW OWNER	105-05-0R-002-00

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, I/we, **Kathryn Johnson and James Dorsey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Safia Nawazish Salaria, unmarried woman**, hereinafter called the Grantee(s), their heirs 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 Unit B of 1411 14th Avenue South Cottages, a horizontal property regime with private elements located at Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for 1411 14th Avenue South Cottages, a horizontal property regime with private elements, of record as Instrument No. 20150102-0000461, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1411 14th Avenue South Cottages, a horizontal property regime with private elements, contained in said declaration, the Plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20150102-0000461, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Kathryn Johnson and James Dorsey by Warranty Deed from Auburn Lane Partners, GP, a Tennessee General Partnership dated March 4, 2016 and recorded March 9, 2016 in Instrument No. 20160309-0022609, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 1413 14th Avenue S, Nashville, TN 37212.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of February, 2021.

Kathryn Johnson

James Dorsey

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kathryn Johnson and James Dorsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of February, 2021.

Notary Public
My Commission Expires: 6-24-2023

