Karen Johnson Davidson County
Batch# 584810 DEEDWARR
03/04/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210304-0028472

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11639-BW

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Melissa Loeve
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 2021

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agnes Kasiva Kilonzo-Nthenge	New Owner	
320 Old Hickory Blvd #604		128-12-0A-032.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ayman Saleh, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Agnes Kasiva Kilonzo-Nthenge and Samuel Nthenge Nahashon-Kisyua**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 32, Building No. 6 on the Plan of Section 4, Phase IA, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-01 10875, as Supplemented and Amended by Supplement and Amendment No. 9 to the Master Deed, of record in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Ayman Saleh, a married man by Warranty deed from Joy L. Benge, unmarried of record in Instrument No. 20150209-0011918 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 09, 2015 and Corrected in Affidavit recorded on March 30, 2015 in Instrument No. 20150330-0026965.

Dilek Saleh, wife of Ayman Saleh, joins in the execution of this instrument to convey her interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd #604, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 17 day of February, 2021.

2/17/2021
Ayman Saleh

2/17/2021
Dilek Saleh

STATE OF Maryland
COUNTY OF Queen Annes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ayman Saleh** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of February, 2021.

JACOB HELMS
Notary Public
Queen Anne's County
Maryland
My Commission Expires June 03 2024

My Commission expires: June 03, 2024

Notary Public

STATE OF Maryland
COUNTY OF Queen Anne's

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dilek Saleh** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of February, 2021.

JACOB HELMS
Notary Public
Queen Anne's County
Maryland
My Commission Expires June 03 2024

My Commission expires: June 03, 2024

Notary Public

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones

Christy Jones
My Commission Expires:

SEAL