WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Y-SB-VRES-21-1737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 611989 **DEEDWARR**
04/09/2021 03:01:34 PM 2 pgs
Fees: $13.00 Taxes: $4,107.00

20210409-0047731

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Adam Meyer and Maria Hadjifrangiskou	**New Owner**	
(NAME)	(NAME)	**117-15-0-G-012.00-CO**
1731 Glen Echo Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FAKER ZOUAOUI AND CIGDEM ZOUAOUI, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM MEYER AND MARIA HADJIFRANGISKOU, HUSBAND AND WIFE,** 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. 12 on the Plan of First Revision, The Glen Echo, of record in Plat at Instrument No. 20071102-0129357, 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 Faker Zouaoui and Cigdem Zouaoui, husband and wife by Warranty deed from Robert A. Cohen and Peggy Cohen, husband and wife of record in Instrument No. 20160610-0058753 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 10, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 1424, page 52, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Glen Echo Subdivision with By-Laws appended thereto, of record in Instrument Number 20070126-0010692, as amended in Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, Instrument No. 20100407-0026268 and Instrument No. 20100126-0006580, Register's Office for Davidson County, Tennessee.
- Charter of The Glen Echo Homeowners Association of record in Instrument 20070129-0011476, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area to The Glen Echo Homeowners Association in Instrument 20091221-0115870, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1542, Page 340 and Book 1577, page 469, in the Register's Office for Davidson County, Tennessee.
- Dedication of Drainage Easement in Instrument No. 20060914-0114249, re-recorded in Instrument No. 20060920-0116504, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements in Instrument No. 20061017-0128854, Instrument No. 20060920-0116531, Instrument No. 20060920-0116504 and Instrument No. 20070312-0029675, Register's Office for Davidson County, Tennessee.
- Assignment and Assumption Agreement in Instrument No. 20091221-0115873, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1731 Glen Echo Road, Nashville, Tennessee 37215**.

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 2nd DAY OF APRIL, 2021.

Faker Zouaoui by [signature], Attorney-in-fact
Faker Zouaoui by Laura Mitchell, Attorney-In-Fact

Power of Attorney filed of record in Instrument Number 20210409-0047730, Register's Office for Davidson County, Tennessee.

[signature]
Cigdem Zouaoui

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FAKER ZOUAOUI, and who acknowledged he/she/they executed the same as the free act and deed of the said FAKER ZOUAOUI.

Witness my hand and official seal, this the 2nd of April, 2021.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CIGDEM ZOUAOUI, 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 2nd of April, 2021.

[signature]
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

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