Karen Johnson Davidson County
Batch# 615965 DEEDWARR
04/15/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20210415-0050576

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21033342**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,185,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2021. Notary Public My Commission Expires: 11/27/23

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan D. Springer and Joslyn M. Springer 2026A Overhill Drive Nashville TN 37215	New Owner Guaranteed Rate 4410 N. Ravenswood Ave Chicago, IL 60640	Tax Parcel ID No. 131 02 41 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hina Mufti, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan D. Springer and Joslyn M. Springer, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Cottages at 2026 Overhill, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 2026 Overhill, a Horizontal Property Regime, of record in Instrument No. 20150401-0028172, Amended at Instrument No. 20160506-0045005, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Hina Mufti, by Quitclaim Deed from Hina Mufti, as Trustee of the Kamran Idrees Family Trust dated April 13, 2009, of record in Instrument No.20210329-0040696, in the Register's Office of Davidson County, Tennessee, dated March 22, 2021 and recorded on March 29, 2021. Kamran Idrees joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as Spouse of Hina Mufti.

Being the same property conveyed to Hina Mufti, as Trustee of the Kamran Idrees Family Trust dated April 13, 2009, by Quitclaim Deed from Kamran Idrees and Hina Mufti, Husband and Wife, of record in Instrument No. 20180827-0084552, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

Being the same property conveyed to Kamran Idrees and Hina Mufti, Husband and Wife, by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20160620-0062453, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overton Hills A Re-Subdivision Of Hollywood Place On Hillsboro Rd, as recorded in Plat Book 843, Page(s) 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150401-0028172 and amended in Instrument No. 20160506-0045005.

Easement for Grant of Anchor, recorded in Book 11243, Page 518.

This is improved property located at 2026A Overhill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

Hina Mufti

Kamran Idrees

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hina Mufti and Kamran Idrees, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2021.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

