Karen Johnson Davidson County
Batch# 626981 DEEDWARR
04/30/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210430-0058343

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of April, 2021.

Notary Public:
My Commission Expires: 11/08/2022

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Emad Samir and Samia Samir 4060 Saddlecreek Way Antioch TN 37013	New Owner 2932 JENRY DRIVE NASHVILLE, TN 37214	175-02-0G-012.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anna Camarillo Roning, a single woman and Nicole Leigh Roning, a single woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Emad Samir and Samia Samir**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being all of Unit No. 5307, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Anna Camarillo-Roning, a single woman and Nicole Leigh Roning, a single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 11/17/2020 and recorded 12/1/2020 in Instrument No. 20201201-0139352, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all matters contained in Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons of record in Instrument Number 20080317-0026338, as amended in Instrument Number 20080710-0071087, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20190502-0040941, Instrument Number 20201103-0128180 and Instrument Number 20201120-0136581, and as supplemented for Section Five in Instrument Number 20190502-0040940, Register's Office for Davidson County, Tennessee

Subject to Storm Water Detention Agreement of record in Instrument Number 20060307-0026092, Register's Office for Davidson County, Tennessee

Subject to Utility Easements of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642, Register's Office for Davidson County, Tennessee

Subject to Conveyance of Common Areas in Instrument Number 20080402-0032833, Register's Office for Davidson County, Tennessee

Subject to Easement to Colonial Pipeline in Book 3570, Page 11, Register's Office for Davidson County, Tennessee

Subject to Transmission Line Easements in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, Register's Office for Davidson County, Tennessee

Subject to Grant of Easement to Comcast of record in Instrument Number 20161212-0130102, Register's Office for Davidson County, Tennessee

Subject to Conveyance to Metro Government in Instrument Number 20100303-0016291, Register's Office for Davidson County, Tennessee

Subject to all existing easements and all matters shown on Boundary Plat of Section Five of record in Instrument No. 20190820-0083637, Register's Office for Davidson County, Tennessee

This is (__X__) improved (____) unimproved property, known as: 4060 Saddlecreek Way, Antioch, TN 37013

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 29th day of April, 2021.

Anna Camarillo Roning
Anna Camarillo Roning

Nicole Leigh Roning
NIcole Leigh Roning

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Anna Camarillo Roning and Nicole Leigh Roning, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2021.

Commission Expires: 10/18/22

Brenda Huntsman
Notary Public: Brenda Huntsman



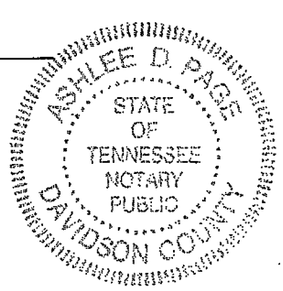
Certificate of Authenticity

I, Emily Reed, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature



My Commission Expires: 11/08/2022