Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15548

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

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

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 627353 **DEEDWARR**
05/03/2021 10:47:25 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20210503-0058837

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bishar Karam and Fazilla O. Mama	SWBC Mortgage	**175-02-0B-118.00CO**
1535 Sprucedale Drive	9311 San Pedro, #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN 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,

Kaitlyn C. Daugherty, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bishar Karam and Fazilla O. Mama, husband and wife

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 the first Civil District of Davidson County, Tennessee, being all of Unit Number 4503, as shown on the amendment to the Restated Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, Exhibit "1", Amended Exhibit D, Section Two, a Planned Unit Development, filed for record as Instrument No. 20080317-0026338 and amended in Instrument No. 20130322-0028759, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete details of location and description of said lot.

Being the same property conveyed to Kaitlyn C. Daugherty, a single person, by Warranty Deed, from Ole South Properties, Inc., a Tennessee Corporation, dated July 11, 2016, of record in Instrument No. 20160714-0072262, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070920-0112646, as amended and restated in Instrument No. 20080317-0026338, amended and supplemented in Instrument No. 20080710-0071087, Instrument No. 20101222-0101832, Instrument No. 20081117-0113467, amended and restated in Instrument No. 20130322-0028759, amended in Instrument No. 20140207-0011094, Instrument No. 20170602-0055284, Instrument No. 20190502-0040940, Instrument No. 20190502-0040941, Instrument No. 20201103-0128180, Instrument No. 20200112-00136581, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102, in the Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Telephone Co. of record in Instrument 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
Deed to Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20100303-0016291, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1535 Sprucedale Drive, 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 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 my/our hand(s) this 29th day of April, 2021.

Kaitlyn C. Daugherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2021, before me personally appeared Kaitlyn C. Daugherty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2021.

Notary Signature
My commission expires:

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-227
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027