Karen Johnson Davidson County Batch# 629605 DEEDWARR 05/05/2021 01:37:30 PM 3 pgs Fees: $18.00 Taxes: $1,084.10 20210505-0060396	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $293,000.00 Affiant Subscribed and sworn to before me, this 30 day of April, 2021. Notary Public My commission expires: 5.22.21

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nizar Sakhiani **Nadya Jassani**	**First Community Mortgage, Inc.**	**082120A30500CO**
926 Woodland St Unit 305	262 Robert Rose Dr.	
Nashville, TN 37211 37206 @	Murfreesboro TN 37129	

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 ACKNOWLEDGE, WE,

Shumaila Sarfani, an unmarried woman

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

Nizar Sakhiani and Nadya Jassani, husband & 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 Davidson County, Tennessee, being Unit No. 305 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Shumaila Sarfani, an unmarried woman, by Warranty Deed from Jason M. Corbin and Allison B. Corbin, husband and wife, dated June 19, 2015, of record in Instrument No. 20150623-0060008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as 926 Woodland St Unit 305, Nashville, TN ~~37211~~. 37206

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 in 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.

_____ Date: 4/26/21
Shumaila Sarfani

_____ Date: _____

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Shumaila Sarfani, the within named Grantor(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, at office, this 26 day of April, 2021.

PATTI L. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 15, 2024

_____
NOTARY PUBLIC

My Commission Expires: April 15, 2024

True Copy Certification

I, KRISTEN TRAINI, 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 law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

