Karen Johnson Davidson County
Batch# 629881 DEEDWARR
05/06/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210506-0060738

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3722

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Feras Sadik and Feryal Atassi	New Owner	117-03-0H-147.00-CO
2600 Hillsboro Pike Unit 147		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Chenyun Luo, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Feryal Atassi and Feras Sadik, both unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 147 Garage 60 and Storage Space 12, the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided Percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Chenyun Luo, an unmarried man by Warranty deed from Armagan Erbesler, an unmarried man of record in Instrument No. 20170327-0029704 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 27, 2017.

Above described property was not the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2600 Hillsboro Pike Unit 147 Nashville, TN 37212

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 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.

Witness my hand on April 29, 2021.

Chenyun Luo

Chenyun Luo

STATE OF Virginia

COUNTY OF loudoun

On this 29th day of April, 2021, before me, an online notary public for said county and state, personally appeared by audio-visual communication, Chenyun Luo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed.

Gloria Asare

Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

My Commission Expires: 12/31/2024

Notary registration number: 7901547

Notarized online using audio-video communication

File #: 2021-3722

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

