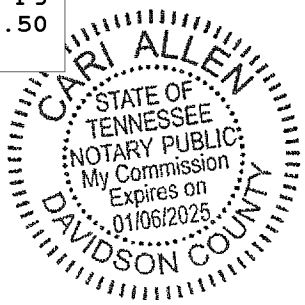
Karen Johnson Davidson County
Batch# 631476 DEEDWARR
05/07/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210507-0061586



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamed Totounchi	New Owner	161140B12100CO
(NAME)	(NAME)	
121 Highland Villa Drive	at Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	address	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

ZOHAA S. ISMAIL, A SINGLE WOMAN,

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

HAMED TOTOUNCHI, A SINGLE MAN,

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:

Being Unit 121 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed record in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153 and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Mater Deed, being hereby made for full particulars.

Being the same property conveyed to Zohaa S. Ismail, a single woman by Deed dated October 6, 2017 from Jacquelyn White Gee, Kristi Lynette Lipscomb and Gina Annette Coulter, Devisees of the Barbara L. Mitchell Estate by Last Will and Testament, recorded October 10, 2017, in Instrument Number 20171010-0103671, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 121 Highland Villa Drive, Nashville, TN 37211

LT&E File #17899

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 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 30th day of April, 2021

Zohaa S. Ismail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2021, before me personally appeared Zohaa S. Ismail, 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 30th day of April, 2021.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/14/21

LT&E File #17899

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

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022