21. 3691

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 633040 DEEDWARR
05/11/2021 11:04:41 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20210511-0063235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abedalaziz Daoud and Hadeel Mustafa	Cardinal Financial Co	Parcel ID: 164 06 0B 153.00
(NAME)	(NAME)	
725 Bradburn Village Way	3701 Arco Corporate Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Charlotte, TN 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Logan Charles Kunath and Kimberly Ann Prescher, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abedalaziz Daoud and Hadeel Mustafa, husband and ~~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:

* Wife HM

Being all of Unit No. 153, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20060816-0101099 and amendment recorded in Instrument No's. 20070717-0084884, 20180713-0068064 and amended and restated recorded in Instrument No. 20070817-0098536 and Supplemental recorded in Instrument No. 20180924-0094137 and Assignment of Developer's rights recorded in Instrument No. 20170802-0078538, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Logan Charles Kunath and Kimberly Ann Prescher, Both Unmarried, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation of record in Instrument No. 20190827-0086085, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019 and recorded on August 27, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 725 Bradburn Village 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 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 our hands this 30th day of April, 2021

Logan Charles Kunath

Kimberly Ann Prescher

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Logan Charles Kunath and Kimberly Ann Prescher,** husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public

My Commission Expires: 1.19.25

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY