Karen Johnson Davidson County
Batch# 633796 DEEDWARR
05/11/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20210511-0063575

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Elizabeth J Barnes
Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

02-NSH21-01607

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shelley Murray 400 Herron Dr #117 Nashville, TN 37210	The Mortgage Firm Inc 921 Douglas Ave #200 Altamonte Springs FL 32714	105-12-0-B-017.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sanna Shaban and Aziz A. Ismaili, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shelley Murray,** a single woman, hereinafter called the Grantees, their successors 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. 117, on the plan of Alloy Condominium, as established by the Declaration for Alloy Condominium of record in Instrument No. 20161123-0123972, as amended in Instrument No. 20170616-0060696, Instrument No. 20180530-0051643; and Instrument No. 20181012-0101119, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alloy, LLC, a Tennessee limited liability company by Special Warranty Deed from LVH2, LLC, a Tennessee limited liability company, dated November 23, 2016, recorded November 23, 2016, of record in Instrument No. 20161123-0123974, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sanna Shaban and Aziz A. Ismaili, wife and husband by deed from Alloy LLC, a Tennessee Limited Liability Company, dated November 21, 2019, recorded November 22, 2019, of record in Instrument No. 20191122-0121045, in the Register's Office for Davidson County, Tennessee.

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 property is improved property known as: 400 Herron Dr #117, Nashville, TN 37210

This property is improved property known as: 400 Herron Dr #117, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of May, 2021

Sanna Shaban

Aziz A. Ismaili

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of May, 2021, before me personally appeared Sanna Shaban and Aziz A. Ismaili, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

