Karen Johnson Davidson County
Batch# 637676 DEEDWARR
05/17/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210517-0066118

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metin Tovi and Jeeman Z. Mustafa	Owner at Property Address	
8044 Brockman Ln (NAME)	(NAME)	173100C06600CO
Nashville TN 37211 (ADDRESS)	(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, **Henry L. Johnson, Jr. and Patricia A. Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Metin Tovi and Jeeman Z. Mustafa, husband and 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 Lot No. 66 on the Plan of Delvin Downs, Phase Two, a Residential Planned Unit Development of record in Plat at Instrument No. 20160929-0102578, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry L. Johnson Jr and Patricia A. Johnson, husband and wife by Warranty deed from Capitol Homes, Inc, a Tennessee corporation of record in Instrument No. 20171003-0101180 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters shown on the Plan of record in Plat at Instrument No. 20160929-0102578. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160627-0065506, Instrument No. 20070824-0101501, Instrument No. 20070807-0094340, Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Bylaws of record in Instrument Number 201904300039927 and Instrument No. 201904300039928. Drainage Easement of record in Instrument Number 20060406-0039484. Easement for right of way of record in Book 2739, Page 637. Ingress-Egress Easement of record in Instrument Number 20060913-0113162. Charter for Delvin Downs HOA of record in Instrument Number 20070824-0101501. Inspection and Maintenance Agreement of record in Instrument Number 20150824-0085280. Subject to rights of others in and to the common areas and/or elements, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 8044 Brockman Ln Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of May, 2021.

Henry L. Johnson, Jr.

Patricia A. Johnson

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Henry L. Johnson, Jr. and Patricia A. Johnson,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2021.

Notary Public

My Commission Expires: 12.7.2024

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.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY