Karen Johnson Davidson County
Batch# 639009 DEEDWARR
05/18/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20210518-0067253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-10-2024
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

J-SB-JL-21-1510-3

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bassim El-Sabawi and Ellen McMahon	**First Horizon Bank**	
(NAME)	(NAME)	
1510 Riverside Dr #3	**165 Madison Avenue**	**072-15-4H-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUMMERCO HOME BUYERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BASSIM EL-SABAWI AND ELLEN MCMAHON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, together with common areas, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1510 Riverside Drive, of record in Instrument No. 20171031-0111512, corrected by Scrivener's Affidavits of record in Instrument Nos. 20171109-0115503 and 20171109-0115504, and amended of record in Instrument No. 20181001-0096900, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Summerco Home Buyers LLC, a Tennessee limited liability company by Warranty deed from Torque Development, LLC, a Tennessee limited liability company of record in Instrument No. 20171109-0115506 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 09, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 118, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 843, Page 39, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171031-0111512, corrected by Scrivener's Affidavits of record in Instrument Nos. 20171109-0115503 and 20171109-0115504, being amended of record in Instrument No. 20181001-0096900, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181010-0100454, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171130-0122165, in the Register's Office for Davidson County, Tennessee.
- Shared Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20181003-0097962, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20200710-0075213, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190607-0054906, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180320-0026084, in the Register's Office for

Davidson County, Tennessee.
- Shared Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20181003-0097962, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190607-0054905, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Riverside Dr #3, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 DAY OF MAY, 2021.

Summerco Home Buyers LLC, a Tennessee limited liability company

BY: _____
Jeff Ley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF LEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SUMMERCO HOME BUYERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)