THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30356

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF *Davidson*

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,500.00.

Zulfat Suara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE *10th* DAY OF *June*, *2021*.

Kat Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 659946 DEEDWARR
06/18/2021 03:00:00 PM 2 pgs
Fees: $13.00 Taxes: $982.35

20210618-0082828

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suara Zulfat	*New Owner*	MAP
2115 Yeaman Place # 303		PARCEL 082-15-0A-042.00-CO
Nashville, TN 37206		
(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, **I D Associates, Inc Profit Sharing Plan FBO James Ronald Stephens**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zulfat Suara, a married woman**

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 Unit 303 and Parking Space 89, 5th and Main Condominiums, as Established Under Master Deed of Record in Instrument No. 20060630-0078751, Amended at Instrument Nos. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284 and 20120820-0074741, in the Register's Office, Davidson County, Tennessee, to Which Master Deed Reference Is Hereby Made for a More Particular Description of Said Unit.

Being the same property conveyed to I D Associates, Inc Profit Sharing Plan FBO James Ronald Stephens by Special Warranty deed from VTH 5th and main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20121023-0096831 Register's Office for Davidson County, Tennessee, dated October 17, 2012 and recorded on October 23, 2012.

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 is () UNIMPROVED

(X) IMPROVED property known as **2115 Yeaman Place # 303, Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-38-BR-21-115303

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 ✓ hand( ) this the 10 day of June, 2021.

I D Associates, Inc. Profit Sharing Plan FBO James Ronald Stephens

BY: Vicky Sharp
Vicky Sharp, Plan Administrator

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF Houston

Before me, a Notary Public in and for said State and County, personally appeared, **Vicky Sharp** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Plan Administrator** of the maker, **I D Associates, Inc. Profit Sharing Plan FBO James Ronald Stephens**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 10th day of June, 2021.

My Commission expires: 07/11/2023

Notary Public

Nancy L. Harrison
NOTARY PUBLIC
ALABAMA STATE AT LARGE