Karen Johnson Davidson County
Batch# 664728 DEEDWARR
06/24/2021 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20210624-0086060

True Copy Certification

I, John A. Bell Sr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $291,000.00.

Affiant

Sworn to and subscribed before me this 24th day of June, 2021.

Notary Public
My Commission Expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Zaid Abawi	300 Stewarts Ferry Pike #17	Owner	
300 Stewarts Ferry Pike #17			096-07-0B-017.00-CO
Nashville, TN 37214	Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Halie Hampton, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Zaid Abawi, an unmarried person,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land situated in Davidson County, Tennessee being Unit 17, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Paul J. Heil by Warranty Deed from 300 SFP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170509-0046145 Register's Office for Davidson County, Tennessee, dated May 03, 2017 and recorded on May 09, 2017.

Being a portion of the same property conveyed to FPH Investments, GP, a Tennessee General Partnership, by Quitclaim Deed from Paul J. Heil, married, of record in Instrument No. 20180214-0014739 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 2018.

Being the same property conveyed to Halie Hampton, an unmarried woman by Warranty deed from FPH Investments, GP, a Tennessee general partnership of record in Instrument No. 20190806-0077812 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 06, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or

encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180302-0020053, 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
Restriction for Stormwater Facilities and Systems of record in Instrument Number 20180309-0022661, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20180306-0020816, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument Number 20180124-0007324, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Theodore McTier Mosley, husband of Halie Hampton, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest he may have in and to the subject property by reason of his marital status or otherwise.

WITNESS my hand this the 24th day of June, 2021.

Halie Hampton

Theodore McTier Mosley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Halie Hampton, a married woman and Theodore McTier Mosley, a married man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires