**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210635896**

Karen Johnson Davidson County
Batch# 672799 **DEEDWARR**
07/08/2021 10:28:34 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20210708-0091984

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Michael Enriquez and Heather Enriquez<br>2600 Hillsboro Pike #259<br>Nashville TN 37212 | New Owner | Tax Parcel ID No.<br>117 03 0H 259.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zahoor Mohyuddin and Kamlesh Mohyuddin Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Zahoor Mohyuddin and Kamlesh Mohyuddin, under the terms of The Mohyuddin Family Trust Dated 12-2-08 and Zahoor Mohyuddin and Kamlesh Mohyuddin and Naveen Mohyuddin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Enriquez and Heather Enriquez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

PARCEL 1:
Land in Davidson County, Tennessee, Being Unit # 259 and Storage Unit #S-223 on The Plan of the Enclave At Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060919-0116052 and Instrument 20060210-0016562, 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 Zahoor Mohyuddin and Kamlesh Mohyuddin Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Zahoor Mohyuddin and Kamlesh Mohyuddin, under the terms of The Mohyuddin Family Trust Dated 12-2-08, by Quitclaim Deed from Zahoor Mohyuddin and Kamlesh Mohyuddin, as joint tenants with right of survivorship, of record in Instrument No. 20090206-0010746, in the Register's Office of Davidson County, Tennessee, dated December 02, 2008 and recorded on February 06, 2009. Also See Affidavit Confirming Resignation of Zahoor Mohyuddin as Trustee of The Mohyuddin Family Trust of record in Instrument No. 20100723-0057942, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to, Kamlesh Mohyuddin, Trustee of The Mohyuddin Family Trust Dated December 2, 2008 by Quitclaim Deed from United Properties Southwest – Nashville Enclave, II, LLC, of record in Instrument No. 20210708-0091983, in the Register's Office for Davidson County, Tennessee, dated July 7th, 2021 and recorded on July 7th, 2021.

PARCEL 2:
Garage G21 on the Plan of the Enclave At Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060919-0116052 and Instrument 20060210-0016562, 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 Zahoor Mohyuddin and Kamlesh Mohruddin and Naveen Mohyuddin by Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), of record in Instrument No. 20070504-0053741, in the Register's Office for Davidson County, Tennessee, dated October 25, 2006 and recorded on May 4, 2007.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richard M Atkinson's Subdivision, as recorded in Plat Book 974, Page(s) 3.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominiums of record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument No. 20060919-0116052 and Instrument No. 20060210-0016562; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Temporary Construction and Incidental Purposes, recorded in Book 6502, Page 162.

Easement for Ingress and Egress, recorded in Book 4471, Page 856; Book 4544, Page 780; Book 4671, Page 512 and Book 4749, Page 468.

Easement recorded in Instrument No. 20200310-0026753.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476.

This is improved property located at 2600 Hillsboro Pike #259 Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of July, 2021.

The Mohyuddin Family Trust Dated 12-2-08

By: Zahoor Mohyuddin, Trustee

The Mohyuddin Family Trust Dated 12-2-08

By: Kamlesh Mohyuddin, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zahoor Mohyuddin and Kamlesh Mohyuddin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Mohyuddin Family Trust Dated 12-2-08, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Zahoor Mohyuddin, Individually

Kamlesh Mohyuddin, Individually

Naveen Mohyuddin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zahoor Mohyuddin and Kamlesh Mohyuddin and Naveen Mohyuddin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022