Karen Johnson Davidson County
Batch# 686389 DEEDWARR
07/29/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210729-0102041

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61966
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ali Ahmad Alsaleh 2115 Yeaman Place #315 Nashville, TN 37206	New Owners

TAX MAP PARCEL NUMBERS: 082150A05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John D. Smith and Nicole P. Smith, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ali Ahmad Alsaleh, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 315, together with Parking Space 97 Lower and Storage Unit 4H of 5th and Main Condominiums, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, Instrument No. 20060630-0078752, amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 20210526-0071635, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to John D. Smith and Nicole P. Smith, husband and wife by Warranty Deed from Kirk Hunckler, unmarried, dated November 1, 2016 and recorded on November 3, 2016 of record in Instrument No. 20161103-0116597, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of shown shown on Exhibit "C" to the Master Deed of record in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 20210526-0071635, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20130726-0077475, said Register's Office. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20150130-0008966, said Register's Office. Easement for utilities retained in Metropolitan Council Ordinance No. 64-257, said Register's Office. Stormwater Detention Agreements of record in Instrument No. 20050623-0072082, said Register's Office. Easement for sanitary sewers, storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050623-0072133, said Register's Office. Charter of 5th and Main Condominium Association, Inc., of record in Instrument No. 20060626-0076032 and Instrument No. 20060803-0094877, said Register's Office. Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, page 364, Book 10169, page 1, Book 11625, page 241, said Register's Office. Restrictions contained in the Quitclaim Deed of record in Instrument No. 20060630-0078750, said Register's Office. Release of certain terms

and restrictions of record in Instrument No. 20141205-0111676, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 20210526-0071635, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2115 Yeaman Place, # 315, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 2021.

John D. Smith

Nicole P. Smith

State of Tennessee

County of Davidson

On this 23rd day of July, 2021, before me the undersigned authority, personally appeared John D. Smith and Nicole P. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 23rd day of July, 2021.

Notary

My Commission Expires: 11-5-2024

LORI PATTERSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-23-2021.

Affiant
Date: July 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY