WARRANTY DEED

Karen Johnson Davidson County
Batch# 693406 DEEDWARR
08/09/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210809-0106969

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on August 4th, 2021.

NOTARY PUBLIC

My Commission Expires:

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires March 16, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34892

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Abdulqader Omar 7009 Lenox Village Drive, Suite 109 Nashville, TN 37211	Abdulqader Omar 1302 Kaci Drive Smyrna, TN 37167	-172-12-0D-109.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark Allen Lynn and Heather Lynn, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Abdulgader Omar, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 109 a/k/a Unit E-9, as shown on Exhibit B-1 & B 2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record in Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Mark Allen Lynn and Heather Lynn, husband and wife, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20171113-0116541 Register's Office for Davidson County, Tennessee, dated November 10, 2017, and recorded on November 13, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Instrument No. 20050120-0007426, as shown on Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 and Exhibit E-1 of Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032826, and Supplemental Declaration of record in Instrument No. 20031212-0178492, as made applicable by Supplemental Declaration of record in Instrument No. 20050119-0006853, 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.

4. Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
5. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
6. Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement(s) of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
9. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
10. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7009 Lenox Village Drive Suite 109, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 4th day of August 2021.

Mark Allen Lynn

Mark Allen Lynn

Heather Lynn

Heather Lynn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 4th, 2021, before me personally appeared Mark Allen Lynn and Heather Lynn, husband and wife 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 that they executed the same as their free act and deed.

Witness my hand and official seal on August 4th, 2021.

Dayne Paul Geyer

NOTARY PUBLIC

DAYNE PAUL GEYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES May 07, 2024

My Commission Expires:

May 7, 2024

Return to:
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1554

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the 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 8/4/21.

Kimberly Hollingshead, Esq.

8/4/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025