Karen Johnson Davidson County
Batch# 702213 DEEDWARR
08/20/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210820-0113160

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$290,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215471	Affiant Sworn to and subscribed before me this 20th day of August, 2021. Notary Public My Commission Expires:
After Recording Return To The Above.	MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 19th day of August, 2021, among:

JENNIFER NOEL WINTER N/K/A JENNIFER NOEL DEDMON, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HAMED JAIDANE, SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 1030 together with carport designated as 1030-C, of Section Six, Phase One, River Plantation Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Section Six, Phase One, River Plantation Condominium Apartments of record in Book 5200, Page (s) 359 and 360; and as shown on the Master Deed in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324 corrected in Instrument No. 20080429-0043657, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.
Being the same property conveyed to Jennifer Noel Winter, a single woman by Warranty deed from Robert Cleland and Sue Cleland, husband and wife of record in Instrument No. 20171117-0118478 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017. Being also known as 1030 General George Patton Rd Nashville, TN 37221.

Roy Lane Dedmon, III, spouse of the above named, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jennifer Noel Winter n/k/a Jennifer Noel Dedmon

Jennifer Noel Winter n/k/a Jennifer Noel Dedmon

Roy Lane Dedmon, III

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jennifer Noel Winter n/k/a Jennifer Noel Dedmon and Roy Lane Dedmon, III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2021.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3.7.23

Owner Name & Property Address:

Name: Hamed Jaidane
Address: 1030 General George Patton Rd
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 142-09-0D-095.00-CO

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/19/21.

Affiant Signature

8/20/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON