Karen Johnson Davidson County
Batch# 712802 DEEDWARR
09/10/2021 10:50:20 AM 2 pgs
Fees: $13.00 Taxes: $601.25
20210910-0121446

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th OF **SEPTEMBER, 2021.** Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. BRAKEFIELD, ET UX	**SAME**	**052-16-0A-068.00-CO**
(NAME) **901 CANTRELL AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALI ALKOKA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. BRAKEFIELD AND STEPHANIE L. BRAKEFIELD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Apartment Unit No. H-68, of Neely's Bend Condominium created under Title 64, Section 2701 Et Seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete and accurate description of such unit.

Being the same property conveyed to Dean Kouka, unmarried, by deed dated October 28, 2011 from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. of record as Instrument No. 20111101-0084945, Register's Office for Davidson County, Tennessee. Being further conveyed to Ali Alkoka from Dean Kouka, unmarried, by Quitclaim Deed dated December 30, 2013, of record in Instrument No. 20131231-0131105, said Register's Office.
Further, being part of the same property conveyed to Innovative Residential Services LLC, a Tennessee Liability Company, from Ali Alkoka, unmarried, by Quitclaim Deed of record in Instrument No. 20170511-0047006, said Register's Office. Being further conveyed to Ali Alkoka and Dean Kouka, as tenants in common with rights of survivorship, from Innovative Residential Services LLC by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0131987, said Register's Office. Being further conveyed to Ali Alkoka, unmarried, from Dean Kouka, married, by Quitclaim Deed dated November 18, 2019, of record in Instrument No. 20191119-0119488, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 5200, Page 200; Master Deed establishing Neely's Bend Condominium of record in Book 5483, Page 86; Charter of record in Book 5476, Page 765; Building Regulations of record in Book 8277, Page 314; Bylaws of record in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519; Easement of record in Instrument No. 20040624-0075203; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1301 NEELYS BEND RD., UNIT H68, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand this 9th day of September, 2021.

ALI ALKOKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ali Alkoka,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of September, 2021.

My commission expires: **May 2, 2022**

Notary Public

