WARRANTY DEED

Karen Johnson Davidson County
Batch# 712932 **DEEDWARR**
09/10/2021 12:56:57 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20210910-0121616

G-FC-21-515-99

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glenn Worf and Susan Worf	**New Owner**	
(NAME)	(NAME)	**090-11-0A-099.00-CO**
5180 Pine Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAJDI AL-KURDI AND WIFE, DEBORA AL-KURDI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLENN WORF AND SUSAN WORF, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, described as follows:

Being Unit No. J-99 on the plan of Rock Harbor Condominiums of record in Book 6153, Pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661 and Book 7369, Page 206, said Register's Office.

Being the same property conveyed to Majdi Al-Kurdi and wife, Debora Al-Kurdi, as tenants by the entirety by Warranty deed from Garnetta D. Hays (a/k/a Garnetta D. Hayes) of record in Instrument No. 20041108-0134194 Register's Office for Davidson County, Tennessee, dated November 04, 2004 and recorded on November 08, 2004.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rock Harbor Condominiumsof record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661 and Book 7369, Page 206, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6153, page 448 amended in Book 6896, page 661, in Instrument No 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County Tennessee.
- Charter for HOA in Book 6145, page 762, Register's Office for Davidson County, Tennessee.
- Water main easement in Book 4664, page 21, Register's Office for Davidson County, Tennessee.
- Flowage easement to USA in Book 2147, page 42 and Book 4196, page 206, Register's Office for Davidson County, Tennessee.
- Lease to Home Coin Laundaries in Book 4726, page 568 and Book 5114, page 37, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of record in Book 4460, page 71, Register's Office for Davidson County, Tennessee
- Deed of common elements in Book 6896, page 166, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Basswood Ave #99, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; 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 GRANTEE(S), 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 the 7th DAY OF SEPTEMBER, 2021.

Majdi Al-Kurdi

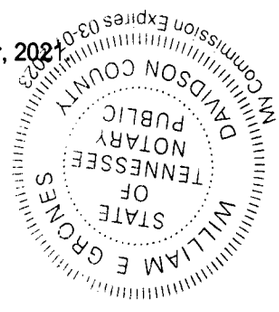
Debora Al-Kurdi,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAJDI AL-KURDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

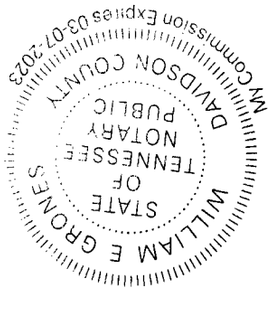


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORA AL-KURDI,, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212