Karen Johnson Davidson County
Batch# 730702 DEEDWARR
10/05/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $229.40
20211005-0133956

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $62,000.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2021. Notary Public My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebar Hadi	**New Owner**	**133-15-0A-101.00CO**
633 Murfreesboro Pike		
Nashville, TN 37210		

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 ACKNOWLEDGE, WE,

Dalvin Mora, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebar Hadi

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 Unit No. P-7, of the Pagoda Condominiums, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, Page 22, 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 Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being the same property conveyed to Dalvin Mora, unmarried, and Ysis Martinez, unmarried, by Warranty Deed, from Manuel F. Rivas and Lilliana Arevalo, husband and wife, dated January 27th, 2011, of record in Instrument No. 20110207-0010794, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Dalvin Mora, by Quitclaim Deed, from Ysis Martinez, unmarried, dated May 7th, 2021, of record in Instrument No. 20210507-0061676, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Road, P7, 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 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 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 1st day of October, 2021

Dalvin Mora

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 1st day of October, 2021, before me personally appeared Dalvin Mora, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2021.

10-10-22
Notary Signature
My commission expires:

Notary Public State of Florida
Denise A Cocuzzo
My Commission GG 222113
Expires 06/10/2022

File #: **21-755**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell T. McCann, 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 October 1, 2021.

Date

Affiant Signature

10/4/2021

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024