WARRANTY DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

T-P-21-301-1208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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)
Abedalazeez S. Abuzahra	**New Owner**	
(NAME)	(NAME)	
301 Demonbreun St Unit 1208		**093-06-0A-163.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **LAUREN SHATLOCK FOLK, MARRIED AND PAUL SHATLOCK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABEDALAZEEZ S. ABUZAHRA,** 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1208 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lauren Shatlock, unmarried and Paul Shatlock, married by Quitclaim deed from Lauren Shatlock, unmarried of record in Instrument No. 20101005-0079359 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on October 05, 2010.

Lauren Shatlock having since married and is now known as Lauren Shatlock Folk. Said property is not the primary or marital residence of Lauren Shatlock Folk or Paul Shatlock.

Being also known as 301 Demonbreun St Unit 1208 1208 Nashville, Tennessee 37201.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426 , Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 10512, Page 477, 97-755 and BL 2005-875 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee
- Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 746249 **DEEDWARR**
10/28/2021 03:10:54 PM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20211028-0145127

- Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Notice of Commencement (Private Project) of record as Instrument No. 20060613-0070413, said Register's Office.

This is **improved** property known as: **301 Demonbreun St Unit 1208, Nashville, Tennessee 37201**.

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 19 and 22 DAY OF OCTOBER, 2021.

Lauren Shatlock Folk

Paul Shatlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22 of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF Pennsylvania
COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SHATLOCK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of October, 2021.

Notary Public
My Commission Expires: 08/20/2023
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292696
Member, Pennsylvania Association of Notaries

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