Karen Johnson Davidson County
Batch# 749736 DEEDWARR
11/05/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20211105-0147839

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2021.

Notary Public

My commission expires: 7/9/2024

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alyssa Marie Noel	New Owner	**133110A01400CO**
500 Paragon Mills Road B8		
Nashville, TN 37211		

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,

Ridvan A. Abdulkader, unmarried

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

Alyssa Marie Noel, single woman

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 B-8, Canterbury Hall Condominiums, a Horizontal Property Regime, Condominiums, as established under Master Deed of record in Book 5440, Page 255, and as amended in Book 5441, Page 819, and as shown on plat of record in Book 5200, Page 159, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Ridvan A. Abdulkader, by Quitclaim Deed from Abdullah A. Sadigh, married, dated July 29, 2009, of record in Instrument No. 20090903-0083306, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 500 Paragon Mills Road B8, 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, 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 in 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.

Ridvan A. Abdulkader Date: 10/24/21
Ridvan A. Abdulkader

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ridvan A. Abdulkader, the within named Grantor(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, at office, this 24th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-26-21.

Affiant Signature

11/1/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY