WARRANTY DEED

Karen Johnson Davidson County
Batch# 753848 DEEDWARR
11/12/2021 10:55:19 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211112-0150744

JM-SK-21-8401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Sam A. Karaman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 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)
Sam A. Karaman	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**181-14-0A-133.00-CO**
8401 Charbay Circle	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **IZADEEN NAGI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAM A. KARAMAN, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit 187 on the Plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A to the Second Supplemental Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Izadeen Nagi, an unmarried man by Warranty Deed from Houshmand Torabi and wife, Zohreh Heidari of record in Instrument No. 20170522-0050218 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of The Villas at Concord Place, Phase 3, which plan is attached as Exhibit A to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee.
- All matters shown in Instrument No. 20060627-0076525, as amended in Instrument No. 20060912-0112742, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, amended in Instrument No. 20060328 0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255 and Instrument No. 20070130-0012170, Instrument No. 20071129-0138690 and Instrument No. 20080226-0018882, Register's Office for Davidson County, Tennessee.
- Easements to United States of America for Transmission Lines of record in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.
- Deed for Common Area to HOA of record in Instrument No. 20051031-0130768, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20071017-0123091, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8401 Charbay Circle, Brentwood, Tennessee 37027**.

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 5th DAY OF NOVEMBER, 2021.

Izadeen Nagi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IZADEEN NAGI, 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 5th of November, 2021.

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

WILLIAM E. GRONTS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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