Karen Johnson Davidson County
Batch# 757815 DEEDWARR
11/18/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $503.20
20211118-0153736

Warranty Deed

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $136,000.00. Affiant Subscribed and sworn to before me, this the 12th day of November, 2021. Notary Public My commission expires: 3/3/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nadi Salama	New Owner(s)	136-10-0B-007.00-CO
1517 Overcreek Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NADI SALAMA, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 further described as follows:

Being Lot No 18, unit 18, Condominium Site Plan, Lots 21-40, Section Four, Priest Lake Forest, of record in Plan Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph V. Ferreli, Trustee for the 3517 Senaca Forest Trust by Warranty deed from Lynn B. Woods and wife, Kellis S. Woods of record in Book 11543, page 864, Register's Office for Davidson County, Tennessee, dated June 21, 1999 and recorded on June 25, 1999.

Being the same property conveyed to GBEC of Tennessee, Inc by Quitclaim deed from Joseph V. Ferrelli, Trustee for 3517 Senaca Forest Trust of record in Instrument No. 20041229-0153838 Register's Office for Davidson County, Tennessee, dated December 29, 2004 and recorded on December 29, 2004.

Being the same property conveyed to GBEC of Tennessee, Inc by Quitclaim deed from Joseph V. Ferrelli, Trustee for 3517 Seneca Forest Trust of record in Instrument No. 20060901-0108108 Register's Office for Davidson County, Tennessee, dated August 14, 2005 and recorded on September 01, 2006.

Being a portion of the same property conveyed to 2011 Bolton Community Property Trust by Quitclaim deed from GBEC of Tennessee Inc of record in Instrument No. 20110623-0048256 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3517 Seneca Forest Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of November, 2021.

2011 Bolton Community Property Trust dated June 20, 2011

By: Jeana Cheryl Mitchell, Trustee
Jeana Cheryl Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2021.

J. B. Mill
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/15/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025